COMM INTERS W LINE OF NE1/4 OF N
CR-250, NE ALONG R/W 167.70 FT F
NE 155 FT, N 281.04 FT, SW 155 F

LEE TOMMY A/LEE LISA D
5097 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04935-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

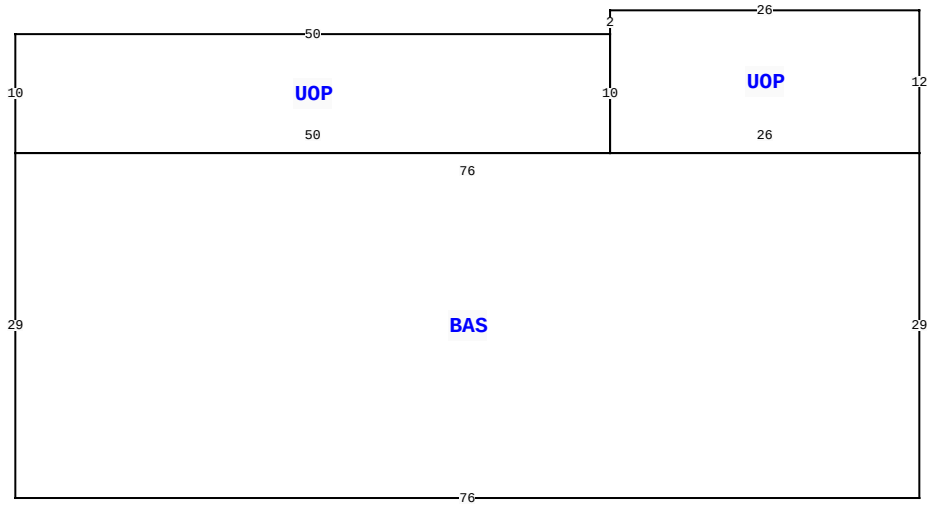
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100		2,204	129,790
UOP	312	25		78	4,593
UOP	500	25		125	7,361
TOTALS	3,016			2,407	141,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,407	113.9000	107.07	257,717	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 1998 Heated Area: 2204 HX Base Yr 1998



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/29/2025 MLU
AG DATE	

5097 NE GUM SWAMP RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,744
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		158,044
SOH/AGL Deduction		69,494
ASSESSED VALUE		88,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,828
TOTAL JUST VALUE		158,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23371	M H	0	07/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0850/0844	12/15/1997	WD	Q	V	01	0

GRANTOR: LEE
GRANTEE: LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S29 E76 N29$ UOP= N12 W26 S2 UOP= W50 S10 E50 N10$ S10 E26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	700	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/07/2025 BY SYS