

W1/2 OF NE1/4 AS LIES N OF SR-25
PORTION OFF THE E SIDE. EX 1 AC
ORB 784-1310.

GUERRY PATRICIA L
4843 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04940-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																												
Exterior Wall	31	VINYL SID 100	0100	01	2,047	109.6100	122.76	251,290	2004	2004	0	0	0	26.25	73.75	VALUATION BY																																											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2005										Heated Area: 1784										HX Base Yr 2005																																				
Roof Cover	14	PREFIN MT 100																																																									
Interior Wall	05	DRYWALL 100																																																									
Interior Floo	08	SHT VINYL 100																																																									
Air Condition	03	CENTRAL 100																																																									
Heating Type	04	AIR DUCTED 100																																																									
Bedrooms		3 100																																																									
Bathrooms		2 100																																																									
Frame	02	WOOD FRAME 100																																																									
Stories	1.	1. 100																																																									
Architectual	05	CONV 100																																																									
Units		0 100																																																									
Condition Adj	03	03 100																																																									
Kitchen Adjus	01	01 100																																																									
Quality															05	05																																											
DOR CODE															5000 IMPROVED AG																																												
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	1,784	100		1,784	161,515																																																						
FOP	96	30		29	2,626																																																						
FOP	120	30		36	3,259																																																						
FOP	192	30		58	5,251																																																						
USP	400	35		140	12,675																																																						
TOTALS															2,592			2,047	185,326	4843 NE GUM SWAMP RD, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/28/2025 MLU									
EXTRA FEATURES																																																											
L N	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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	500																																											
2	0040	BARN,POLE	0	100	19	23	1.00	UT	0.00	0.00	100	0	0	3	100	600																																											
3	0040	BARN,POLE	0	100	18	20	1.00	UT	0.00	0.00	100	0	0	3	100	600																																											
4	0166	CONC,PAVMT	0	100	0	0	896.00	UT	2.00	2.00	100	2004	2004	3	100	1,792																																											
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600																																											
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400																																											
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600																																											
LAND DESCRIPTION															TOTAL OB/XF										5,092																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																																										
2	5500	A	TIMBER 2	0		00	0.00	0.00	4.16	AC		1.00	1.00	1.00	445.00	445.00	1,851																																										
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.16	AC		1.00	1.00	1.00	5,000.00	5,000.00	20,800																																										
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