

COMM SW COR OF NE1/4 OF NW1/4, R
TO E R/W CR-250, RUN NE ALONG R/
POB, NE ALONG R/W 210.10 FT, SE

HIGGINBOTHAM GLORIA/MARRA GLENDA
4696 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04945-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	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			
Architectural Units	01	CONV 100 0 100			
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	1,216	100		1,216	65,322
TOTALS	1,216			1,216	65,322

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	103.9000	97.67	118,767	1999	1999	0	0	0	45.00	55.00
2 MANUF 1		100% - 2021		Heated Area: 1216				HX Base Yr 2021				
16 76 16 76 BAS												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025

MLU