COMM SW COR OF NE1/4 OF NW1/4, R
TO E R/W CR-250, RUN NE ALON G R
NW 100 FT TO W R/W, SW 39.65 FT

GREEN WANDA J
4685 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04947-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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
Quality	05	05

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 04

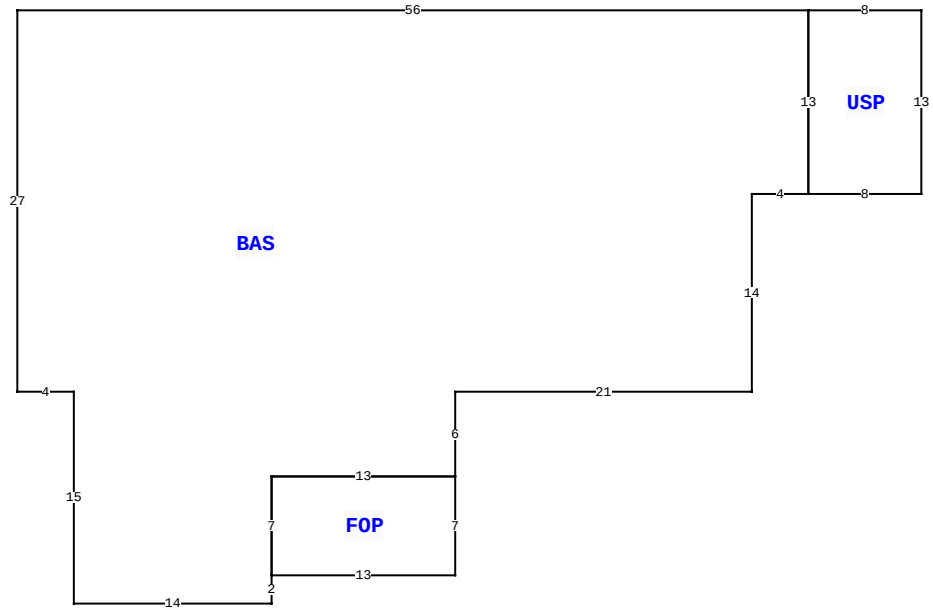
NEIGHBORHOOD/LOC 1317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100		1,744	106,928
FOP	91	35		32	1,962
USP	104	35		36	2,207
TOTALS	1,939			1,812	111,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,812	114.9000	105.71	191,547	2008	2008	0	0	0	42.00	58.00

2 MODULAR 1 100% - 2001 Heated Area: 1744 HX Base Yr 2001



4685 NE GUM SWAMP RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,097
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		123,697
SOH/AGL Deduction		18,281
ASSESSED VALUE		105,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,694
TOTAL JUST VALUE		123,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053399	Storage Building	8,207	06/18/2025
000053179	Right-of-Way Acce		05/20/2025
000052083	Roof Replacement	13,860	01/16/2025
26842	SFR	0	03/13/2008
16154	M H	125	10/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1144/1647	2/25/2008	WD	Q	I	01	100
GRANTOR: EARL GREEN JR & WANDA						
GRANTEE: WANDA J GREEN						
0867/1332	10/14/1998	WD	Q	I	01	0
GRANTOR: EARL SR & PANSY GREEN						
GRANTEE: EARL JR & WANDA JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E4 S15 E14 N2 FOP= E13 N7 W13 S7$ N7 E13 N6 E21 N14 E4 USP= E8 N13 W8 S13$ N13$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0201	C	MOD HOME	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 02/04/2025 BY JS Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/07/2025 BY SYS