COMM SE COR OF NE1/4 OF NW1/4, E R/W CR-250, NE ALONG R/W 1133.05 CURVE, NE 173.10 FT FOR POB, CON

WHIGHAM THOMAS M/WHIGHAM CHERYL L
4757 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04948-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

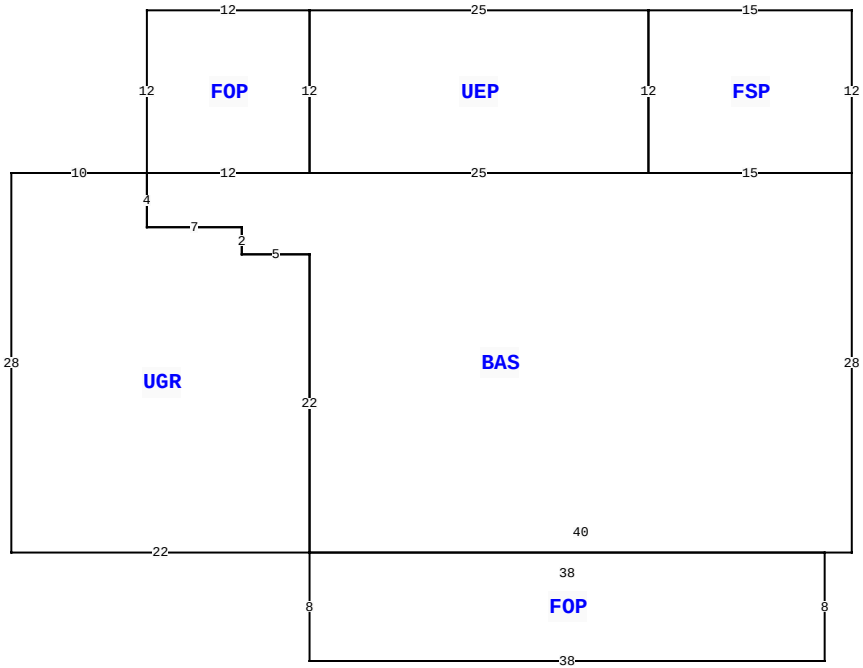
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	0100	SINGLE FAMILY
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	1,178	100		1,178	97,068
FOP	144	30		43	3,543
FOP	304	30		91	7,498
FSP	180	40		72	5,933
UEP	300	60		180	14,832
UGR	558	45		251	20,682
TOTALS	2,664			1,815	149,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	113.1900	126.77	230,088	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1178 HX Base Yr



4757 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		149,557
TOTAL MARKET OB/XF VALUE		18,274
TOTAL LAND VALUE - MARKET		16,380
TOTAL MARKET VALUE		184,211
SOH/AGL Deduction		57,552
ASSESSED VALUE		126,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,937
TOTAL JUST VALUE		184,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047891	Electrical Servic	0	08/15/2023
10126	POOL	12,000	08/28/1995
3771	SFR	25,000	01/09/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1526	10/18/2022	LE	U	I	14	0
GRANTOR: WHIGHAM THOMAS M						
GRANTEE: WHIGHAM THOMAS & CH						
0554/0652	1/01/1985	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UGR= W10 S28 E22 N22 W5 N2 W7 N4$ S4 E7 S2 E5 S22 FOP= S8 E38 N8 W38$ E40 N28 FSP= N12 W15 S12 E15$ W15 UEP= N12 W25 S12 E25$ W25 FOP= N12 W12 S12 E12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	624.00	UT	1.50	1.50	75	1995	1995	3	75	702	
3	0030	BARN,MT	0	100	36	36	1,296.00	UT	7.00	7.00	100	1995	1995	3	100	9,072	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	0280	POOL R/CON	0	100	25	10	250.00	UT	70.00	70.00	100	1995	1995	3	40	7,000	
6	0169	FENCE/WOOD	0	100	25	10	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 18,274

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	0100	C	SFR	100		00	0.00	0.00	1.82	AC		1.00	1.00	1.00	9,000.00	9,000.00	16,380							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.82 Total Land Value: 16,380 Market: 0 Agricultural: 0 Common: 16,380 PRINTED 11/10/2025 BY SYS