COMM SW COR OF NE1/4 OF NW1/4, R TO E R/W OF CR-250, NE ALONG R/W 309.92 FT, RUN NE 212.28 FT FOR

DUNCAN JUANNA L
4687 NE GUMSWAMP RD
LAKE CITY, FL 32055

2025

13-3S-17-04948-008

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	15	HARDTILE 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
Quality	05	05

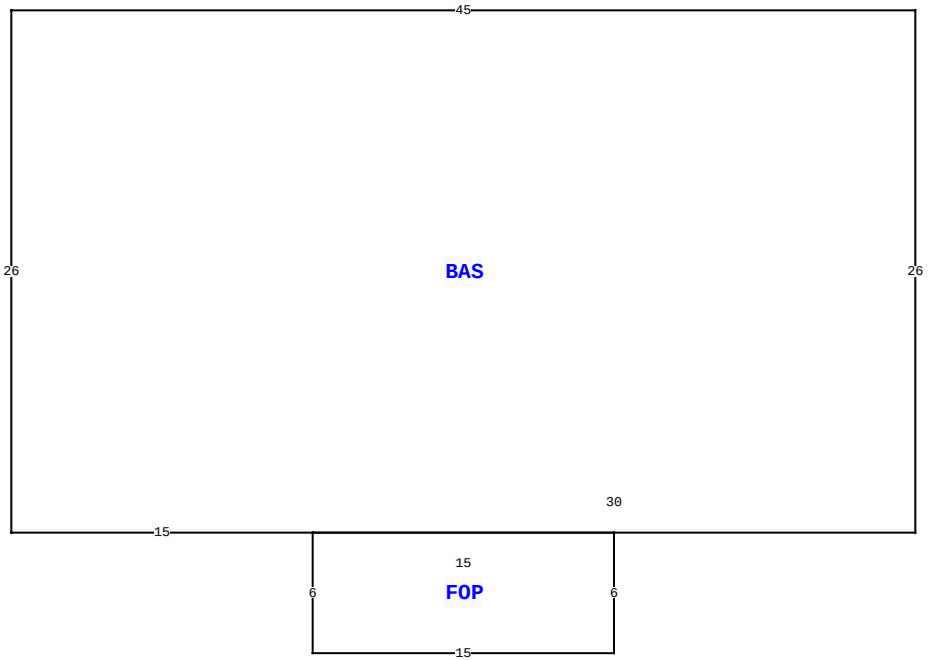
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	127,362
FOP	90	30		27	2,939
TOTALS	1,260			1,197	130,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	123.4200	138.23	165,461	2007	2007	0	0	0	21.25	78.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1170 HX Base Yr 2008



4687 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		130,301
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		11,440
TOTAL MARKET VALUE		141,741
SOH/AGL Deduction		48,973
ASSESSED VALUE		92,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,046
TOTAL JUST VALUE		141,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26250	SFR	383	09/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S26 E15 FOP= S6 E15 N6 W15$ E30 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	1.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,440							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.04 Total Land Value: 11,440 Market: 0 Agricultural: 0 Common: 11,440 PRINTED 07/25/2025 BY SYS