COMM NW COR OF SEC, RUN S 58 DG
TO S R/W CR-250 FOR POB, RUN E A
A CURVE DEFLECTION TO THE LEFT O

HUNT TODD L/HUNT DEBRA E
5320 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

18-3S-18-10295-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

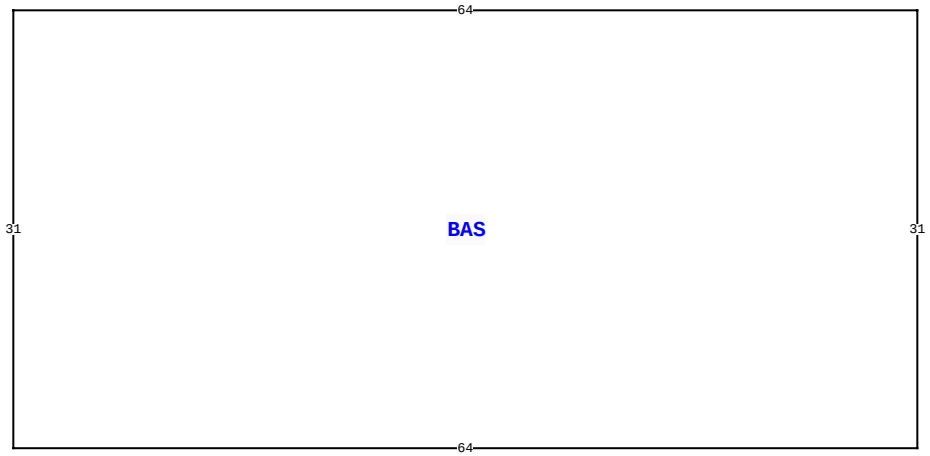
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	217,574
TOTALS	1,984			1,984	217,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	117.0000	120.51	239,092	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2022 Heated Area: 1984 HX Base Yr 2022



5320 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		217,574
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		9,900
TOTAL MARKET VALUE		236,474
SOH/AGL Deduction		54,740
ASSESSED VALUE		181,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,012
TOTAL JUST VALUE		236,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042035	Mobile Home		05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/0298	5/21/2020	QC	U	V	11	100
GRANTOR: DEBORAH SMITH						
GRANTEE: TODD L HUNT OR DEBR						
1410/2188	4/28/2020	QC	U	V	11	100
GRANTOR: DEBORAH SMITH						
GRANTEE: TODD L HUNT OR DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,20] E64 S31 W64 N31 $
.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	100		00	0.00	0.00	1.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,900							

REVIEW DATE 08/26/2021 BY JB Total Acres: 1.10 Total Land Value: 9,900 Market: 0 Agricultural: 0 Common: 9,900 PRINTED 09/19/2025 BY SYS