COMM INTERS DOUBLE RUN & GUM SW
RUN E ALONG N R/W GUM SWAMP RD 9
FOR POB, CONT E 76 FT, N 429.6 F

EDMONDS MICHAEL
309 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

20-3S-17-05343-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

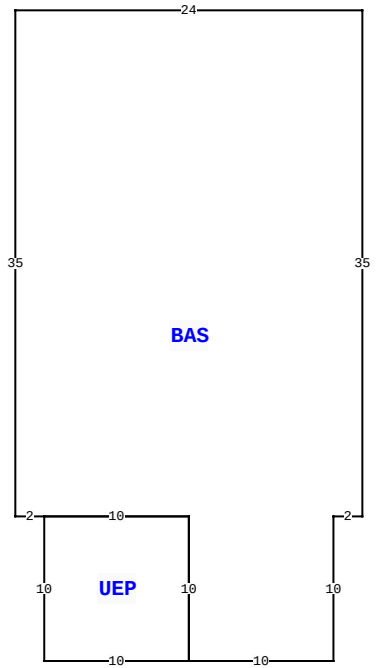
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100		940	38,621
UEP	100	60		60	2,465
TOTALS	1,040			1,000	41,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,000	56.4408	63.21	63,210	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 940 HX Base Yr 2019



309 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		41,086
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		51,936
SOH/AGL Deduction		13,807
ASSESSED VALUE		38,129
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,129
TOTAL JUST VALUE		51,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/1503	12/18/2018	QC	U	I	11	100
GRANTOR: KENNETH U PARROTT						
GRANTEE: MICHAEL EDMONDS						
1184/1277	11/20/2009	QC	U	I	14	0
GRANTOR: KENNETH U PARROTT (LI						
GRANTEE: MICHAEL EDMONDS(REM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S35 E2 UEP= S10 E10 N10 W10$ E10 S10 E10 N10 E2 N35$.

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	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	1993	1993	3	100	750	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 850

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/24/2015 BY DF Total Acres: 1.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/20/2025 BY SYS