BEG E LINE OF W1/2 OF SEC 20 & I
OF GUM SWAMP RD, RUN N 347 FT, W
S TO N R/W GUM SWAMP RD, E TO PO

FRAMPTON MICHAEL A/FRAMTON EVELYN J
862 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

20-3S-17-05366-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

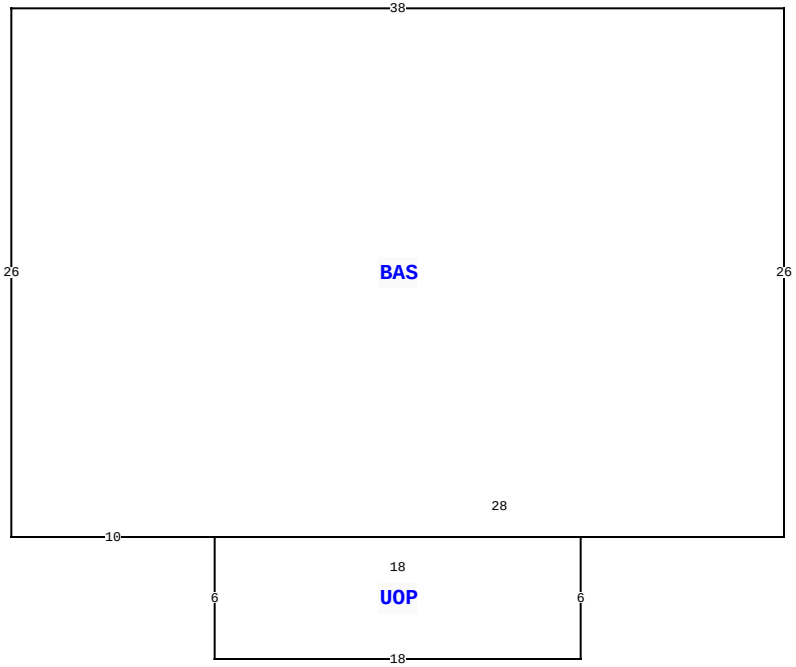
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0101	SFRES/SFRES
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	988	100		988	51,029
UOP	108	20		22	1,136
TOTALS	1,096			1,010	52,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,010	70.9488	79.46	80,255	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 988 HX Base Yr



337 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	75,472
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	88,192
SOH/AGL Deduction	0
ASSESSED VALUE	88,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,192
TOTAL JUST VALUE	88,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/2572	1/31/2023	LE	U	I	14	100
GRANTOR: FRAMTON MICHAEL ALBER						
GRANTEE: THOMAS RICHARD D						
1484/2569	1/31/2023	QC	U	I	11	100
GRANTOR: FRAMTON MICHAEL A						
GRANTEE: FRAMTON MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 E10 UOP= S6 E18 N6 W18$ E28 N26$.

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	0	12	12	144.00	UT	5.00	5.00	100	2004	2004	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	0			0.00	0.00	2.00	AC		1.00	1.00	0.80	7,500.00	6,000.00	12,000							

REVIEW DATE 08/24/2015 BY DF Total Acres: 2.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/20/2025 BY SYS

BEG E LINE OF W1/2 OF SEC 20 & I
OF GUM SWAMP RD, RUN N 347 FT, W
S TO N R/W GUM SWAMP RD, E TO PO

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862 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

20-3S-17-05366-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

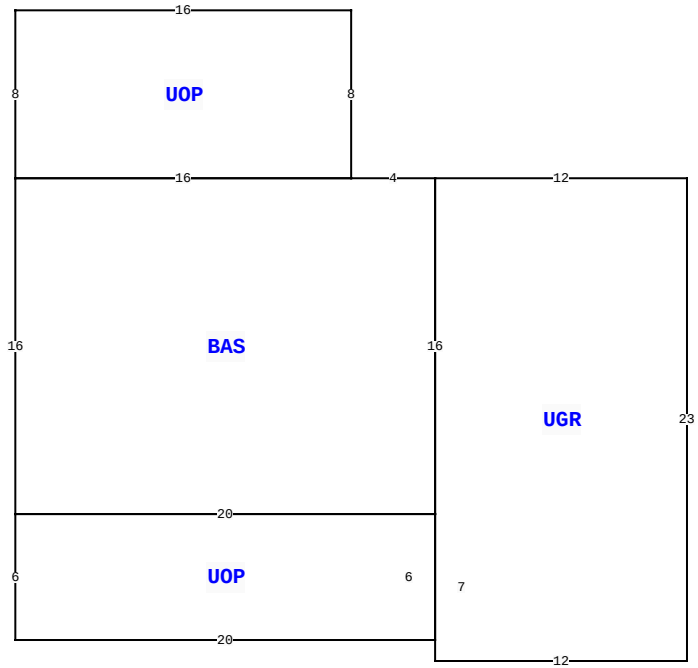
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101	SFRES/SFRES
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	320	100		320	15,097
UGR	276	45		124	5,850
UOP	120	20		24	1,132
UOP	128	20		26	1,227
TOTALS	844			494	23,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	494	64.8000	72.58	35,855	1955	1955	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 320 HX Base Yr



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TOTAL JUST VALUE	88,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: FRAMTON MICHAEL ALBER						
GRANTEE: THOMAS RICHARD D						
1484/2569	1/31/2023	QC	U	I	11	100
GRANTOR: FRAMTON MICHAEL A						
GRANTEE: FRAMTON MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N8 W16 S8 E16$ W16 S16 UOP= S6 E20 N6 W20$ E20
UGR= S7 E12 N23 W12 S16$ N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/24/2015 BY DF Total Acres: 2.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/20/2025 BY SYS