COMM AT THE NW COR OF SE1/4 OF S
S 49 DEG E 430.16 FT TO S R/W OF
RD. THENCE S 57 DEG E 131.02 FT

HERRERA MARK
223 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

20-3S-17-05369-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

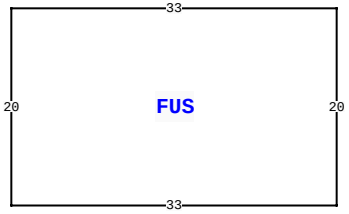
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.050	1.00/	

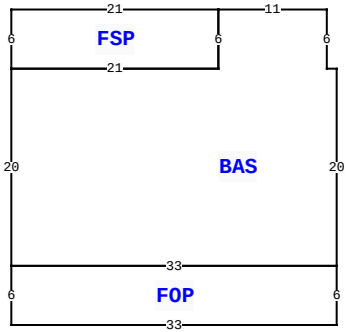
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	726	100		726	81,240
FOP	198	30		59	6,602
FSP	126	40		50	5,595
FUS	660	100		660	73,854
TOTALS	1,710			1,495	167,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	120.3741	134.82	201,556	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2024 Heated Area: 1386 HX Base Yr 2024





223 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		167,291
TOTAL MARKET OB/XF VALUE		8,356
TOTAL LAND VALUE - MARKET		6,187
TOTAL MARKET VALUE		181,834
SOH/AGL Deduction		0
ASSESSED VALUE		181,834
TOTAL EXEMPTION VALUE	HX HB 13	181,834
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048479	Roof Replacement	8,300	10/24/2023
26430	SFR	693	11/16/2007
2643	SFR	693	11/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1980	6/23/2023	WD	Q	I	01	212,000
GRANTOR: DURSO MARIO						
GRANTEE: HERRERA MARK						
1485/2638	3/06/2023	WD	Q	V	03	5,500
GRANTOR: SANDQUIST WILLIAM						
GRANTEE: DURSO MARIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 N6 W11 FSP= W21 S6 E21 N6$ S6 W21 S20 FOP= S6 E33 N6 W33$ E33 N20$ PTR= N20 FUS= N20 W33 S20 E33$ S20$.

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	0166	CONC,PAVMT	0	100	0	0	1,052.00	UT	3.00	3.00	100	2008	2008	3	100	3,156	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	3,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 8,356

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	0.25	AC		1.00	1.00	1.00	11,500.00	11,500.00	2,875							
2	0000	C	VAC RES	100		00	0.00	0.00	0.24	AC		1.00	1.00	1.20	11,500.00	13,800.00	3,312							

REVIEW DATE 12/19/2023 BY JS Total Acres: 0.49 Total Land Value: 6,187 Market: 0 Agricultural: 0 Common: 6,187 PRINTED 11/19/2025 BY SYS