

COMM AT NE COR OF NE1/4 OF SE1/4
FOR POB, CONT S 365.74 FT TO N R
250, W ALONG CURVE 261.26 FT, N

YARBROUGH CHRISTOPHER KEITH/YARBROUGH AMY ELIZABET
823 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

20-3S-17-05376-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	03	BELOW AVG. 100	0100	01	1,040	47.4240	53.11	55,234	1958	1958	0	0	50	35.00	20.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2007													Heated Area: 960 HX Base Yr 2007													
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist:													
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE 132,020													
Interior Floo	09	PINE WOOD 100														TOTAL MARKET OB/XF VALUE 13,150													
Air Condition	02	WINDOW 100														TOTAL LAND VALUE - MARKET 170,850													
Heating Type	02	CONVECTION 100														TOTAL MARKET VALUE 165,452													
Bedrooms	1	100														SOH/AGL Deduction 50,582													
Bathrooms	1	100														ASSESSED VALUE 114,870													
Frame	01	NONE 100														TOTAL EXEMPTION VALUE HX HB DX 55,722													
Stories	1.	1. 100														BASE TAXABLE VALUE 59,148													
Architectual	05	CONV 100														TOTAL JUST VALUE 316,020													
Units	0	100	NCON VALUE 0																										
Condition Adj	01	01 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 316,020																										
Quality 01 01																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 20317.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	960	100		960	10,197																								
UOP	96	20		19	202																								
UOP	144	20		29	308																								
UST	72	45		32	340																								
TOTALS 1,272 1,040 11,047																													
EXTRA FEATURES																823 NE GUM SWAMP RD, LAKE CITY													
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												
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800													
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600													
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50													
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200													
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200													
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,800													
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2020		100	2,000													
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2020		100	5,000													
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500													
TOTAL OB/XF 13,150																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.14	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,700												
2	6200	A	PASTURE 3	0			0.00	0.00	13.50	AC		1.00	1.00	1.00	280.00	280.00	3,780												
3	6200	A	PASTURE 3	0			0.00	0.00	18.40	AC		1.00	1.00	1.00	280.00	280.00	5,152												
4	0100	C	SFR	0			0.00	0.00	1.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,650												
5	9910	M	MKT. VAL. AG	0			0.00	0.00	31.90	AC		1.00	1.00	1.00	5,000.00	5,000.00	159,500												
REVIEW DATE 01/20/2021 BY BC Total Acres: 34.17 Total Land Value: 20,282 Market: 159,500 Agricultural: 8,932 Common: 11,350 PRINTED 11/19/2025 BY SYS																													

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