COMM NE COR OF NE1/4 OF SE1/4, R
FT, S 942.58 FT FOR POB, CONT S
48.50 FT, S 142.4 FT TO N R/W SR

SMEDLEY RUBYE C
749 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

20-3S-17-05377-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

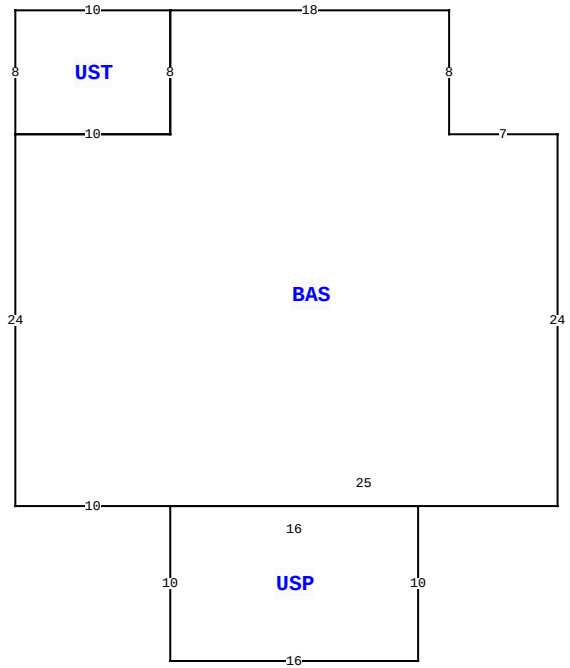
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	984	100		984	75,115
USP	160	35		56	4,275
UST	80	45		36	2,748
TOTALS	1,224			1,076	82,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,076	104.8560	117.44	126,365	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 984 HX Base Yr 1995



749 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		82,137
TOTAL MARKET OB/XF VALUE		4,280
TOTAL LAND VALUE - MARKET		33,440
TOTAL MARKET VALUE		119,857
SOH/AGL Deduction		75,728
ASSESSED VALUE		44,129
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,129
TOTAL JUST VALUE		119,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0303	2/11/2019	LE	U	I	14	100
GRANTOR: RUBYE C SMEDLEY FNA(R						
GRANTEE: CHRISTOPHER K YARBR						
1336/0623	5/04/2017	QC	U	I	11	100
GRANTOR: ALLEN J SMEDLEY (A MA						
GRANTEE: CHRISTOPHER KEITH Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N8 W18 UST= W10 S8 E10 N8$ S8 W10 S24 E10 USP= S10 E16 N10 W16$ E25 N24$.

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	0260	PAVEMENT-A	0	100	12	400	4,800.00	UT	0.60	0.60	100	0	0	3	100	2,880	
2	0260	PAVEMENT-A	0	100	25	20	500.00	UT	0.60	0.60	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,280

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	3.52	AC		1.00	1.00	1.00	9,500.00	9,500.00	33,440							

REVIEW DATE 08/24/2015 BY DF Total Acres: 3.52 Total Land Value: 33,440 Market: 0 Agricultural: 0 Common: 33,440 PRINTED 11/19/2025 BY SYS