(AKA PARCEL "BB" AVERY ROBERTS D
UNREC): COMM AT NE COR, RUN S 13
POB, CONT S 1354.73 FT TO N R/W

KENNEDY RAY ALAN/KENNEDY RUTH ELAINE
1743 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-04955-128

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	21317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,998
TOTAL LAND VALUE - MARKET	204,800
TOTAL MARKET VALUE	27,041
SOH/AGL Deduction	0
ASSESSED VALUE	27,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,041
TOTAL JUST VALUE	215,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0098	6/18/2019	LE	U	V	14	100
GRANTOR: RAY A & RUTH E KENNDY						
GRANTEE: LODISCA R BEICHNER						
0967/0811	11/12/2002	WD	Q	V		103,500
GRANTOR: AVERY C ROBERTS & JOH						
GRANTEE: RAY A & RUTH E KENN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	30	48	1,440.00	UT	2.50	2.50	75	2012	2012	3	75	2,700	
2	0040	BARN,POLE	0	0	50	60	3,000.00	UT	2.50	2.50	75	2012	2012	3	75	5,625	
3	0252	LEAN-TO W/	0	0	12	48	576.00	UT	1.50	1.50	75	2012	2012	3	75	648	
4	0252	LEAN-TO W/	0	0	12	60	720.00	UT	1.50	1.50	75	2012	2012	3	75	810	
5	0252	LEAN-TO W/	0	0	18	60	1,080.00	UT	1.50	1.50	75	2012	2012	3	75	1,215	

LAND DESCRIPTION

TOTAL OB/XF 10,998

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	28.46	AC		1.00	1.00	1.00	445.00	445.00	12,665							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	227.00	227.00	568							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.96	AC		1.00	1.00	1.00	5,000.00	5,000.00	204,800							

REVIEW DATE 05/29/2013 BY RP Total Acres: 40.96 Total Land Value: 16,043 Market: 204,800 Agricultural: 16,043 Common: 0 PRINTED 11/18/2025 BY SYS