

BEG SE COR OF NE1/4 OF SW1/4 OF
315.19 FT, N 395.12 FT, E 82.70
FT TO S R/W LINE OF CR-250, N 70

KC MAVERICK HOMES, LLC
1074 NE GUM SWAMP RD
LAKE CITY, FL 32055

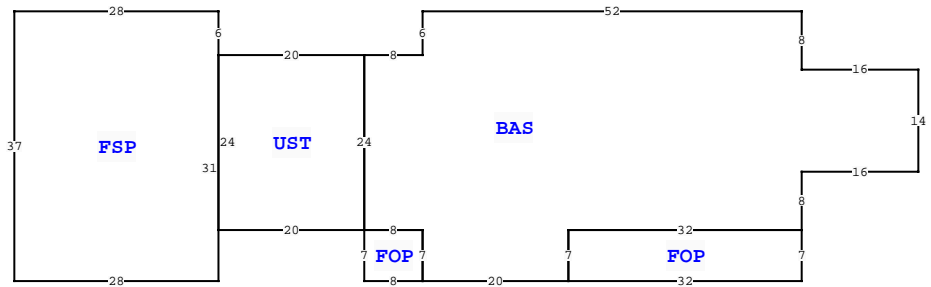
2025

21-3S-17-05531-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												SINGLE FAM - 0% - 2022	
Heated Area: 2116 HX Base Yr													



NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
21317.00	1.00/				
BAS	2,116	100		2,116	144,843
FOP	56	30		17	1,164
FOP	224	30		67	4,586
FSP	1,036	40		414	28,339
UST	480	45		216	14,786
TOTALS	3,912			2,830	193,718

EXTRA FEATURES																	
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	0021	BARN,FR AE	0	0	31	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0021	BARN,FR AE	0	0	20	36	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	10	21	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

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	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

TOTAL OB/XF																								
														3,450										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		193,718	
TOTAL MARKET OB/XF VALUE		3,450	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		237,168	
SOH/AGL Deduction		4,482	
ASSESSED VALUE		232,686	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,686	
TOTAL JUST VALUE		237,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052899	Roof Replacement	17,000	04/16/2025
000047338	Remodel	13,483	05/31/2023
000042518	Electrical Servic	0	08/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/1091	2/03/2021	CT	U	I	18	97,000

GRANTOR: CLERK OF COURT
GRANTEE: KC MAVERICK HOMES,
1100/0384 6/26/2006 WD Q I 235,000
GRANTOR: ALONSO & ADRIHANAH WA
GRANTEE: LEMLEY COLLEEN M

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 S6 W8 UST= W20 FSP= N6 W28 S37 E28 N31 S24 E20 N24 S24 FOP= S7 E8 N7 W8 S7 E8 S7 E20 FOP= E32 N7 W32 S7 N7 E32 N8 E16 N14 W16 N8 S.