

W1/2 OF NE1/4 OF SE1/4 AS LIES
N OF SR-250. & E1/2 OF NE1/4 OF
BEGIN AT NE COR OF SE1/4, RUN

KENNEDY RAY A/KENNEDY RUTH E
1743 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05534-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05
DOR CODE 5000IMPROVED AG

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
BAS	2,280	100		2,280	134,266
TOTALS	2,280			2,280	134,266

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	0030	BARN,MT	0	0	50	60	3,000.00	UT	12.00	12.00	100	2006	2006	3	100	36,000	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,800	

LAND DESCRIPTION			TOTAL OB/XF 47,600														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	24.80	AC		1.00	1.00	1.00	445.00	445.00	11,036
3	9910	M	MKT.VAL.AG	0			0.00	0.00	24.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	124,000

REVIEW DATE 09/03/2015 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,280	113.9000	107.07	244,120	2006	2006	0	0	0 45.00	55.00	
1 MANUF 1 100% - 2007 Heated Area: 2280 HX Base Yr 2007												
30 76 76 30												
BAS												
76												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/10/2025 MLU												
1743 NE GUM SWAMP RD, LAKE CITY												

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,266
TOTAL MARKET OB/XF VALUE		47,600
TOTAL LAND VALUE - MARKET		129,000
TOTAL MARKET VALUE		197,902
SOH/AGL Deduction		65,405
ASSESSED VALUE		132,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,775
TOTAL JUST VALUE		310,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23999	M H	480	12/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/0101	6/18/2019	LE U	I	I	14	100
GRANTOR: RAY A & RUTH E KENND E						
GRANTEE: LODISCA R BEICHNER						
1065/2698	11/22/2005	WD Q	V			150,000
GRANTOR: ELSIE S HUNTER HOLLID						
GRANTEE: RAY A & RUTH E KENN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S30 E76 N30\$.

Total Acres: 25.80 Total Land Value: 16,036 Market: 124,000 Agricultural: 11,036 Common: 5,000 PRINTED 11/18/2025 BY SYS