

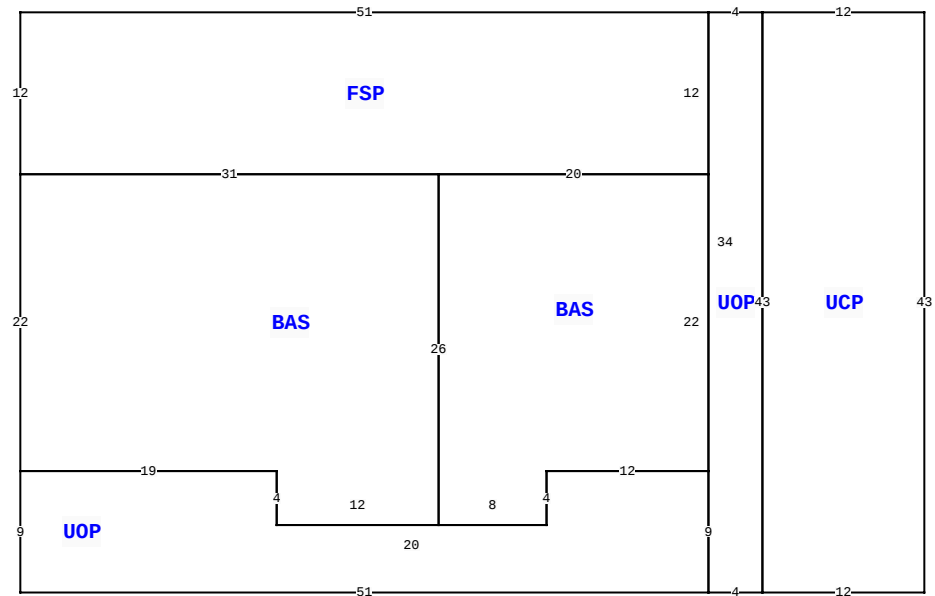
1 AC SQ IN SW COR OF E1/2 OF E1/
SW1/4 LYING N OF CR-13.

BROWN STEVE EDGAR/BROWN AMANDA LEE
1309 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05546-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
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	21317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	472	100
BAS	730	100
FSP	612	40
UCP	516	20
UOP	172	20
UOP	379	20
TOTALS	2,881	1,660

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,660	111.5240	124.91	207,351	1945	1995	0	0	0 35.00	65.00
1 SINGLE FAM		100% - 2002		Heated Area: 1202				HX Base Yr 2002			
											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025
INC DATE	1309 NE GUM SWAMP RD, LAKE CITY		
AG DATE			
04/29/2025 MLU			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0 100	12	24	288.00	UT	7.50	7.50	100	1993
2	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	1.00	AC	1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2		
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2					Tax Dist:								
BUILDING MARKET VALUE										134,778			
TOTAL MARKET OB/XF VALUE										2,260			
TOTAL LAND VALUE - MARKET										11,000			
TOTAL MARKET VALUE										148,038			
SOH/AGL Deduction										72,420			
ASSESSED VALUE										75,618			
TOTAL EXEMPTION VALUE					HX HB					50,618			
BASE TAXABLE VALUE										25,000			
TOTAL JUST VALUE										148,038			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										148,038			
SALE:1:1: ORB 669-005-MARGARET ASHWORTH TO WM CART													
SALES DATA													
OFF RECORD Number			DATE			TYPE INST		Q U I I		RSN CD		SALE PRICE	
1430/110			2/09/2021			WD		U I		11		100	
GRANTOR: BROWN STEVE E AKA STE													
GRANTEE: BROWN STEVE EDGAR													
0919/0388			9/25/1998			QC		Q I		01		15,700	
GRANTOR: CHENERY'S													
GRANTEE: S BROWN													
BUILDING NOTES													