COMM 301.73 FT E OF SW COR OF NW
RUN N 90.90 FT TO N R/W SR-250 F
N 72 FT, E 90 FT, S 72 FT TO S

FRAMPTON TED EDWARD
862 SE CR 245
LAKE CITY, FL 32025-1909

2026

21-3S-17-05551-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

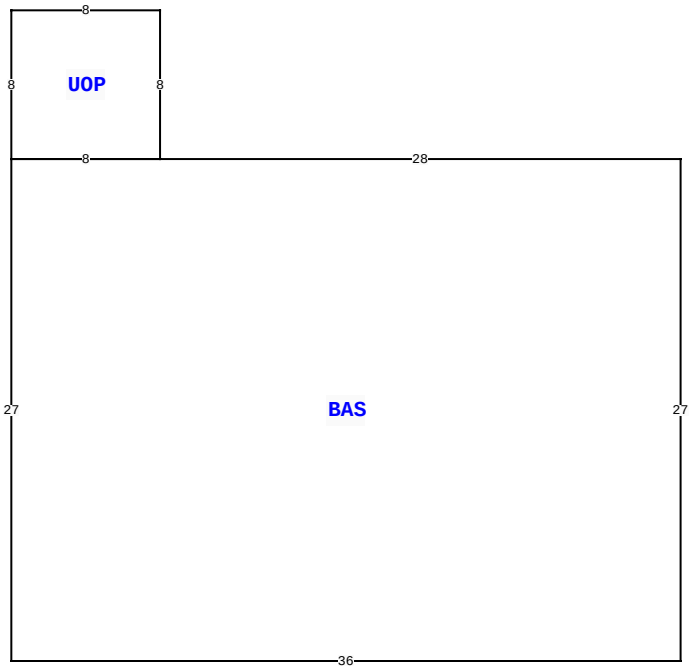
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
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	972	100		972	50,734
UOP	64	20		13	679
TOTALS	1,036			985	51,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	985	71.6976	80.30	79,096	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 972 HX Base Yr



923 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	51,412
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	1,683
TOTAL MARKET VALUE	53,445
SOH/AGL Deduction	738
ASSESSED VALUE	52,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,707
TOTAL JUST VALUE	53,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N8 W8 S8 E8$ W8 S27 E36 N27$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	50	2011	2011	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 350

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	0		A-1	0.00	0.00	0.15	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,683							

REVIEW DATE 09/03/2015 BY DF Total Acres: 0.15 Total Land Value: 1,683 Market: 0 Agricultural: 0 Common: 1,683 PRINTED 11/19/2025 BY SYS