COMM NW COR OF SW1/4, S3 DEG W 1
N R/W OF SR-250, NE ALONG R/W 11
POB, CONT ALONG R/W 76.50 FT, N

HECKLER ERIC
903 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05551-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

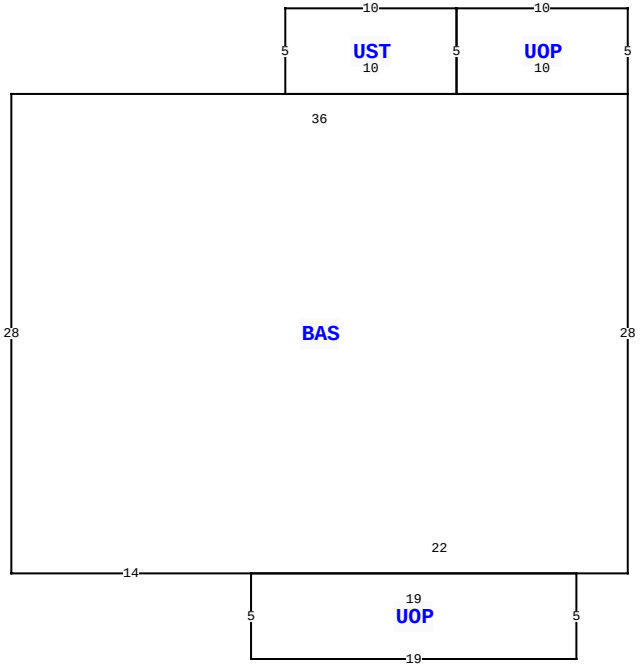
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	90,804
UOP	50	20		10	901
UOP	95	20		19	1,712
UST	50	45		22	1,982
TOTALS	1,203			1,059	95,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	116.9940	131.03	138,761	1945	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2021 Heated Area: 1008 HX Base Yr



903 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,398
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,290
TOTAL MARKET VALUE	99,688
SOH/AGL Deduction	0
ASSESSED VALUE	99,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,688
TOTAL JUST VALUE	99,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045444	Remodel	12,900	09/14/2022
9611	PUMP/UTPOL	30	04/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0434	8/20/2020	WD	Q	I	05	110,000
GRANTOR: ROBERTO & GLORILUZ RI						
GRANTEE: ERIC HECKLER						
1405/0881	2/05/2019	WD	U	I	11	100
GRANTOR: MICHAEL GRAHAM						
GRANTEE: ROBERTO & GLORILUZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S28 E14 UOP= S5 E19 N5W19 $ E22 N28 UOP= N5 W10 UST= W10 S5 E10 N5$ S5 E10$ W36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	0.33	AC		1.00	1.00	1.00	13,000.00	13,000.00	4,290							

REVIEW DATE 12/28/2022 BY TW Total Acres: 0.33 Total Land Value: 4,290 Market: 0 Agricultural: 0 Common: 4,290 PRINTED 11/19/2025 BY SYS