COMM NW COR OF SW1/4, RUN S 1285
R/W CR-250, NE ALONG R/W 48.50 F
RUN N 113.31 FT, E 71.15 FT, S 9

MAPLES WILLIAM RAYMOND JR/MAPLES LINDA
869 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05551-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

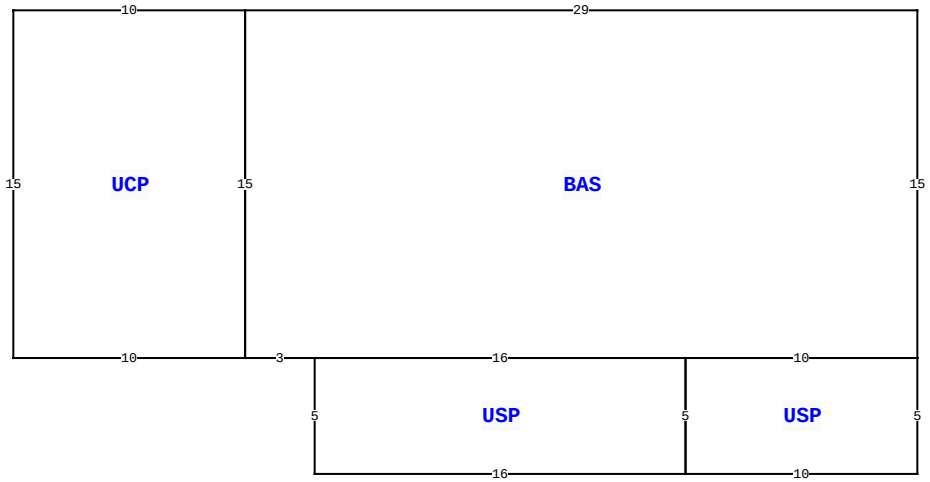
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
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	435	100		435	17,901
UCP	150	20		30	1,234
USP	50	35		18	741
USP	80	35		28	1,152
TOTALS	715			511	21,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	511	56.5245	63.31	32,351	1945	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 435 HX Base Yr 2004



869 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		21,028
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		3,238
TOTAL MARKET VALUE		25,666
SOH/AGL Deduction		10,588
ASSESSED VALUE		15,078
TOTAL EXEMPTION VALUE	HX HB	15,078
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,666

SALE:1:1: .16 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0975/0271	2/18/2003	QC	Q	I	01	100
GRANTOR: ALICE M JACKSON						
GRANTEE: WILLIAM R & LINDA M						
0787/0394	3/03/1994	WD	Q	I		10,000
GRANTOR: CAROLINE WIESELTHALER						
GRANTEE: ALICE MARIE JACKSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UCP= W10 S15 E10 N15$ S15 E3 USP= S5 E16 N5 W16$ E16 USP= S5 E10 N5 W10$ E10 N15$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	100		00	0.00	0.00	0.16	AC		1.00	1.00	1.84	11,000.00	20,240.00	3,238							

REVIEW DATE 09/03/2015 BY DF Total Acres: 0.16 Total Land Value: 3,238 Market: 0 Agricultural: 0 Common: 3,238 PRINTED 11/19/2025 BY SYS