BEG NW COR OF NE1/4 OF SW1/4 OF
ALONG S R/W CR-250 210.89 FT, S
177.77, N 86 DEG W 23.02, S 5 DE

SUTTON STEPHANIE M
968 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05551-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

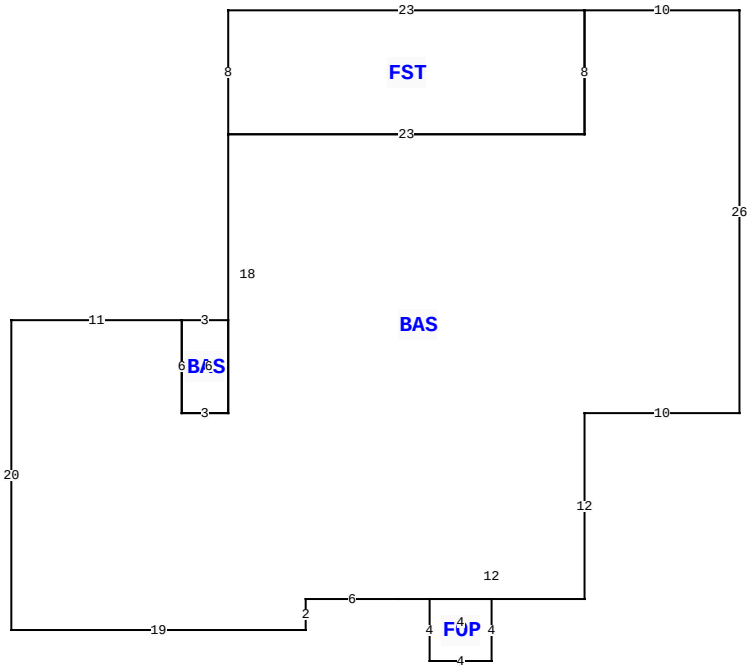
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	05	05 100
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	18	100		18	1,972
BAS	1,222	100		1,222	133,895
FOP	16	30		5	548
FST	184	55		101	11,067
TOTALS	1,440			1,346	147,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	150.5088	168.57	226,895	1945	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1240 HX Base Yr 2022



954 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,482
TOTAL MARKET OB/XF VALUE		8,180
TOTAL LAND VALUE - MARKET		60,095
TOTAL MARKET VALUE		215,757
SOH/AGL Deduction		47,896
ASSESSED VALUE		167,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,139
TOTAL JUST VALUE		215,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39293	PUMP/UTPOL	0	02/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/1926	9/27/2021	WD	Q	I	01	171,600
GRANTOR: BULLOCK JEFFERY						
GRANTEE: SUTTON STEPHANIE M						
1311/0442	3/09/2016	WD	Q	I	01	97,500
GRANTOR: JOHN T TAYLOR & JOHN						
GRANTEE: JEFFERY & JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 S8 W23 S18 W3 N6 W11 S20 E19 N2 E6 E12 N12 E10 N26 $
FST=[ORIG=-10,0] W23 S8 E23 N8 $
FOP=[ORIG=-16,38] W4 S4 E4 N4 $
BAS=[ORIG=-33,20] W3 S6 E3 N6 $
.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	6,500	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	50	2001	2001	3	50	900	
3	0296	SHED METAL	0	100	8	8	64.00	UT	7.50	7.50	100	2001	2001	3	100	480	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,180

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		A-1	0.00	0.00	1.37	AC		1.00	1.00	1.00	8,500.00	8,500.00	11,645							
2	0100	C	SFR	100		A-1	0.00	0.00	5.70	AC		1.00	1.00	1.00	8,500.00	8,500.00	48,450							

REVIEW DATE 12/22/2021 BY JB Total Acres: 7.07 Total Land Value: 60,095 Market: 0 Agricultural: 0 Common: 60,095 PRINTED 11/07/2025 BY SYS