BEG INTERS E R/W OF PRIV RD APPR
W LINE OF SW1/4 OF NE1/4 OF SW1/
CR-250, RUN E ALONG RD 210 FT, N

HOLT CYNTHIA KAREN
1153 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05554-000

BUILDING CHARACTERISTICS

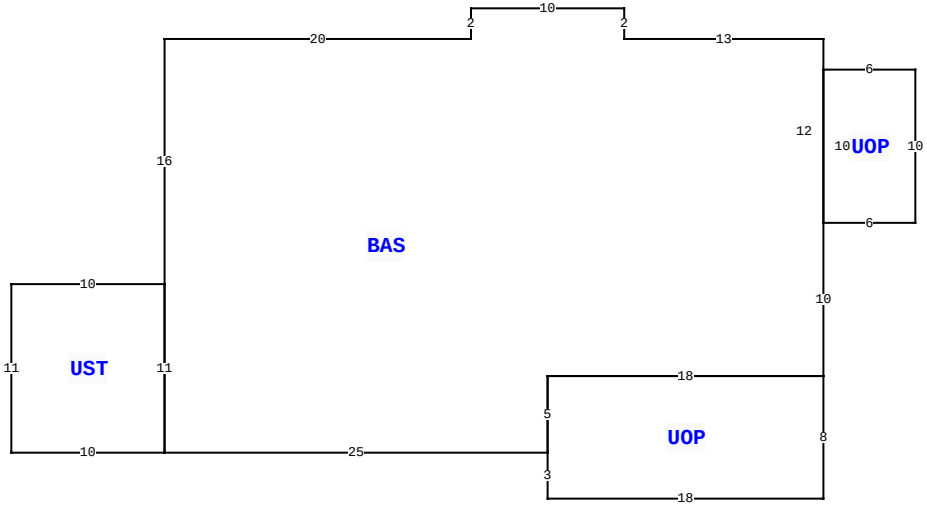
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,091	100		1,091	67,093
UOP	60	20		12	738
UOP	144	20		29	1,784
UST	110	45		50	3,075
TOTALS	1,405			1,182	72,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,182	84.4740	94.61	111,829	1940	1970	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2002 Heated Area: 1091 HX Base Yr 2002



1153 NE GUM SWAMP RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		72,689
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		83,689
SOH/AGL Deduction		39,497
ASSESSED VALUE		44,192
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,192
TOTAL JUST VALUE		83,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,689

PRCL:0:1: TRIM RETURNED COA AS PER 911 SVC 8/30/05

SALE:2:1: (DALE FERGUSON'S DAUGHTER) UNRECORDED I

SALE:1:1: ONE SQUARE ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049002	Electrical Servic	0	01/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0920/0891	2/13/2001	WD	Q	I		32,000
GRANTOR: SUSTER PARTNERSHIP						
GRANTEE: C HOLT						
0902/2684	9/10/1999	QC	Q	I	01	12,500
GRANTOR: RICHARD & CHERYL LIND						
GRANTEE: SUSTER, A PARTNERSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N2 W10 S2 W20 S16 UST= W10 S11 E10 N11$ S11 E25 UOP= S3 E18 N8 W18 S5$ N5 E18 N10 UOP= E6 N10 W6 S10$ N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/07/2025 BY SYS