

COMM NE COR OF NW1/4 OF SE1/4, R
S 12 DG E 220.61 FT TO POB CONT
FT TO A CONCR MONU ON N R/W CR-2

WOLFORD CRAIG FRANKLIN
1419 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05560-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	01	MINIMUM 100	0100	01	1,052	35.4960	39.76	41,828	1945	1945	0	0	0	35.00	65.00														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2015														Heated Area: 980												
Roof Cover	01	MINIMUM 100															HX Base Yr 2015												
Interior Wall	02	WALL BD/WD 100	28 35 35 26 24 10 10 24																										
Interior Floo	06	VINYL ASB 100																											
Air Condition	02	WINDOW 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	01	01 100																											
Kitchen Adjus	01	01 100																											
Quality		01 01																											
DOR CODE		5000	IMPROVED AG																										
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	980	100		980	25,327																								
FOP	240	30		72	1,861																								
TOTALS		1,220		1,052	27,188																								
EXTRA FEATURES										1419 NE GUM SWAMP RD, LAKE CITY																			
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												
1	0294	SHED WOOD/	0	100	15	22	1.00	UT	0.00	0.00	100	0	0	3	100	200													
2	0296	SHED METAL	0	100	18	22	1.00	UT	0.00	0.00	100	0	0	3	100	600													
3	0070	CARPORT UF	0	100	18	18	1.00	UT	0.00	0.00	100	0	0	3	100	350													
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200													
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100													
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50													
LAND DESCRIPTION										TOTAL OB/XF										2,500									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6,500.00	6,500.00	6,500												
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500												
3	5600	A	TIMBER 3	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	281.00	281.00	1,293												
4	9910	M	MKT. VAL. AG	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	6,500.00	6,500.00	29,900												
REVIEW DATE 09/22/2023 BY jerry Total Acres: 6.60 Total Land Value: 14,293 Market: 29,900 Agricultural: 1,293 Common: 13,000 PRINTED 11/07/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1585	12/19/2014	WD	U	I	30	100

GRANTOR: LUCY WARLICK, KELLIE

GRANTEE: CRAIG F WOLFORD

1254/0824	5/06/2013	LE	U	I	30	100
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GRANTOR: MABLE WOLFORD

GRANTEE: MABLE WOLFORD (LIFE)

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S35 E2 FOP= S10 E24 N10 W24S E26 N35\$.

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