LOTS 4 & 5 SWEET GUM ESTATES
S/D. ORB 945-2525,

ZECHER BRYAN C/ZECHER MELISSA
639 SW CR 349
LAKE CITY, FL 32025

2026

27-5S-17-09411-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

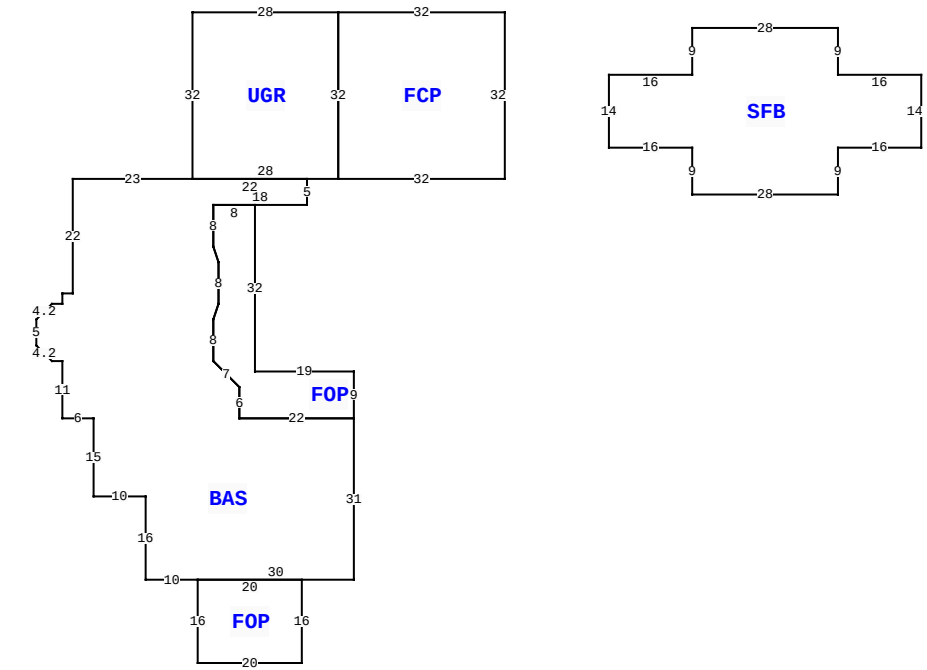
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,870	100		2,870	280,765
FCP	1,024	25		256	25,044
FOP	320	30		96	9,391
FOP	446	30		134	13,109
SFB	1,344	80		1,075	105,165
UGR	896	45		403	39,424
TOTALS	6,900			4,834	472,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,834	119.6534	134.01	647,804	2003	2007	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2004 Heated Area: 4214 HX Base Yr 2004



639 SW COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		472,897
TOTAL MARKET OB/XF VALUE		16,151
TOTAL LAND VALUE - MARKET		41,704
TOTAL MARKET VALUE		530,752
SOH/AGL Deduction		167,941
ASSESSED VALUE		362,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,089
TOTAL JUST VALUE		530,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,685

LAND:2:1: SOME OF LOT IS LOW & WET

LAND:1:1: LOTS 1 THRU 5, SWEET GUM ESTATES S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051210	Roof Replacement	15,000	10/23/2024
25467	ADDN SFR	821	01/26/2007
22044	POOL	140	07/06/2004
19237	SFR	147	02/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0945/2525	2/01/2002	WD	Q	V		36,000

GRANTOR: DICKS CLINTON

GRANTEE: ZECHER

BUILDING NOTES

BUILDING DIMENSIONS

SFB= W16 N9 W28 S9 W16 S14 E16 S9 E28 N9 E16 N14$ PTR= W80 S20 FCP= N32 W32 UGR= W28 S32 BAS= W23 S22 W2 S2 W2 D3 L3 S5 R3 D3 E2 S11 E6 S15 E10 S16 E10 FOP= S16 E20 N16 W20$ E30 N31 FOP= N9 W19 N32 W8 S8 D3 R1 S8 L1 D3 S8 D5 R5 S6 E22$ W22 N6 L5 U5 N8 U3 R1 N8 L1 U3 N8 E18 N5 W22$ E28 N32$ S32 E32$ E80 N20 $.

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	0280	POOL R/CON	0	100	0	0	620.00	UT	49.00	49.00	100	2004	2004	3	43	13,063	
2	0166	CONC,PAVMT	0	100	0	0	944.00	UT	2.00	2.00	100	2004	2004	3	100	1,888	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 16,151

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	8.02	AC		1.00	1.00	0.65	8,000.00	5,200.00	41,704							

REVIEW DATE 12/02/2024 BY JS Total Acres: 8.02 Total Land Value: 41,704 Market: 0 Agricultural: 0 Common: 41,704 PRINTED 11/18/2025 BY SYS