

W DIV: BEG 140 FT W OF NE COR,  
 RUN S 105 FT, W 140 FT, N 105'  
 FT, E 140 FT TO POB. (BLK G)

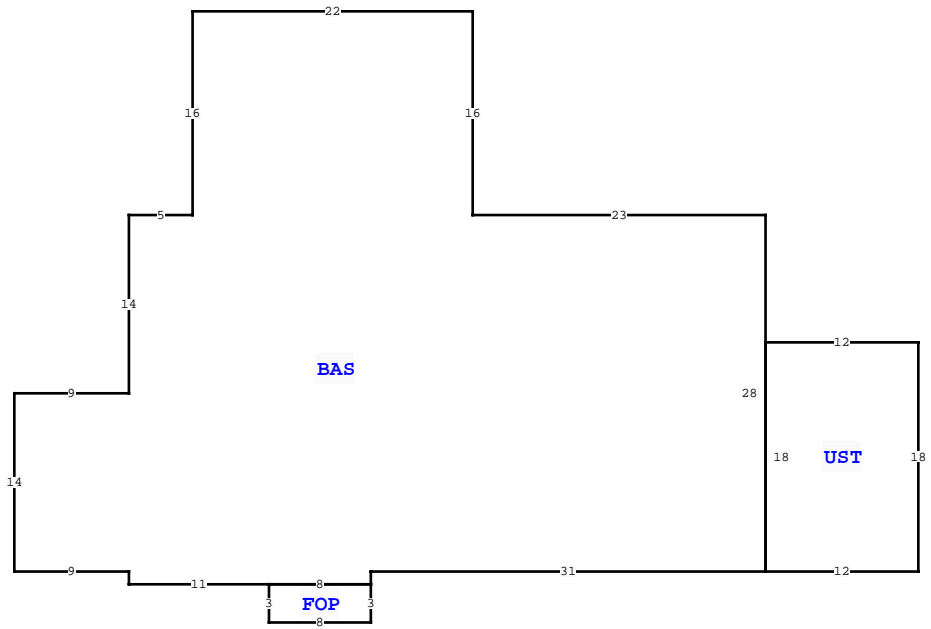
GUGLIOTTA KATHRYN  
 281 NE GUM SWAMP RD  
 LAKE CITY, FL 32055-8991

**2026**

00-00-00-12319-000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floo	09 PINE WOOD 100				
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	01 01 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	840317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100		1,897	54,522
FOP	24	30		7	201
UST	216	45		97	2,788
TOTALS	2,137			2,001	57,512

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,001	57.0240	63.87	127,804	1953	1953	0	0	20	35.00	45.00
1 SINGLE FAM 0% - 0 Heated Area: 1897 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	57,512	
TOTAL MARKET OB/XF VALUE	1,275	
TOTAL LAND VALUE - MARKET	15,300	
TOTAL MARKET VALUE	74,087	
SOH/AGL Deduction	0	
ASSESSED VALUE	74,087	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	74,087	
TOTAL JUST VALUE	74,087	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	70,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000178			12/01/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1189	5/02/2018	WD	U	I	16	6,200
GRANTOR: NATALIE J GAVARRETT						
GRANTEE: KATHRYN GUGLIOTTA						
1359/1187	5/02/2018	WD	U	I	16	6,200
GRANTOR: CHARITY KNIGHT PAYNE						
GRANTEE: KATHRYN GUGLIOTTA						

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
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	0	11	220.00	UT	7.50	7.50	50	1993	1993	3	50	825	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
TOTALS													1,275			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BAS= W23 N16 W22 S16 W5 S14 W9 S14 E9 S1 E11 FOP= S3 E8 N3 W8\$ E8 N1 E31 UST= E12 N18W12 S18\$ N28\$.	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		*RSF-3	0.00	0.00	14,400.00	SF		1.00	1.00	0.85	1.25	1.06	15,300							