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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

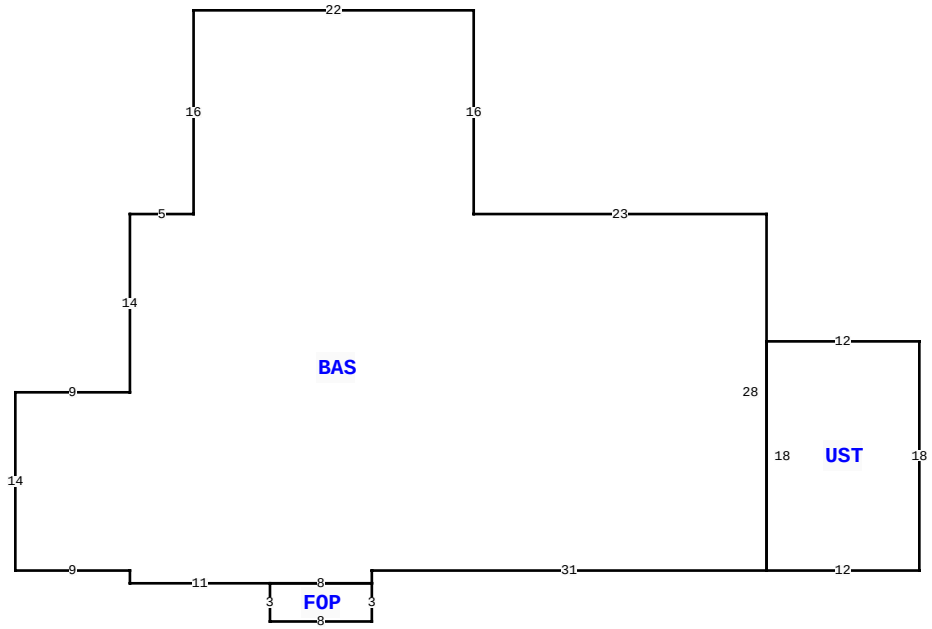
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	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	55,496
FOP	24	30		7	205
UST	216	45		97	2,838
TOTALS	2,137			2,001	58,538

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	65.01	130,085	1953	1953	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 1897 HX Base Yr



426 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,538
TOTAL MARKET OB/XF VALUE	1,275
TOTAL LAND VALUE - MARKET	11,628
TOTAL MARKET VALUE	71,441
SOH/AGL Deduction	0
ASSESSED VALUE	71,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,441
TOTAL JUST VALUE	71,441
NCON VALUE	0
INCOME VALUE	
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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	0	11	20	220.00	UT	7.50	7.50	50	1993	1993	3	50	825	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,275

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	0		*RSF-3	0.00	0.00	14,400.00	SF		1.00	1.00	0.85	0.95	0.81	11,628							

REVIEW DATE 04/02/2024 BY JS Total Acres: 0.33 Total Land Value: 11,628 Market: 0 Agricultural: 0 Common: 11,628 PRINTED 05/08/2026 BY SYS