

COMM SW COR OF SE1/4 OF SW1/4, R
121 YDS FOR POB, E 70 YDS, N 132
YDS, S 132 YDS TO POB.

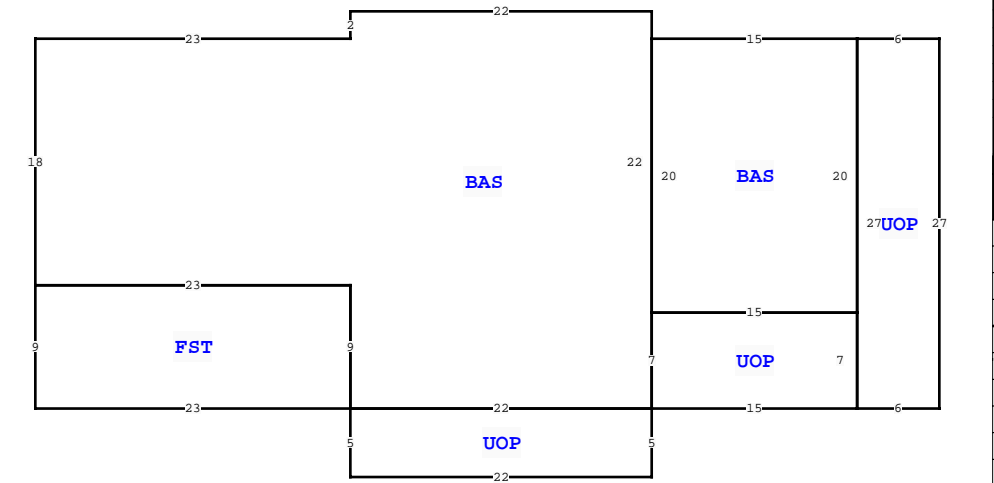
HAWKINS JACKIE/PERRY CLIFFORD J
5686 GUM SWAMP RD
LAKE CITY, FL 32055

2026

07-3S-18-10264-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,541	109.1400	122.24	188,372	1945	1985	0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	1318.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	23,837
BAS	1,052	100		1,052	83,587
FST	207	55		114	9,058
UOP	105	20		21	1,669
UOP	110	20		22	1,748
UOP	162	20		32	2,543
TOTALS	1,936			1,541	122,442

EXTRA FEATURES 5686 NE GUM SWAMP RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			122,442
TOTAL MARKET OB/XF VALUE			1,490
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			137,932
SOH/AGL Deduction			51,581
ASSESSED VALUE			86,351
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			34,940
TOTAL JUST VALUE			137,932
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/2419	4/10/2012	QC	U	I	11	0
GRANTOR: JACKIE HAWKINS						
GRANTEE: JACKIE HAWKINS & CL						
1202/0513	7/29/2010	QC	U	I	11	19,900
GRANTOR: EH POOLED 610 LP						
GRANTEE: JACKIE HAWKINS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S2 W23 S18 FST= S9 E23 N9 W23\$ E23 S9 UOP= S5 E22 N5 W22\$ E22 UOP= E15 UOP= E6 N27 W6 S27\$ N7 W15 S7\$ N7 BAS= E15 N20 W15 S20\$ N22\$.	

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0296	SHED METAL	0	100	0	0	UT	300.00	300.00	30	2005	2005	3	30	90	

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000							