

SE1/4 OF SW1/4 & SW1/4 OF SE1/4,
& EX 13.83 AC DESC IN ORB 803-10
5.30 AC DESC ORB 905-321. EX 1.5

GUERRY PATRICIA L
4843 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

12-3S-17-04926-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 300 TOTAL LAND VALUE - MARKET 57,320 TOTAL MARKET VALUE 5,462 SOH/AGL Deduction 0 ASSESSED VALUE 5,462 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,462 TOTAL JUST VALUE 57,620 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 57,620											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1491/2476 5/20/2023 LE U I 14 0 GRANTOR: GUERRY PATRICIA L GRANTEE: GUERRY PATRICIA L (
																				BLD DATE LGL DATE XF DATE LAND DATE 04/11/2025 MLU INC DATE AG DATE											
TOTALS																															
EXTRA FEATURES																				BUILDING NOTES											
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	0070	CARPOT UF	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300																
LAND DESCRIPTION										TOTAL OB/XF										300											
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	5500	A	TIMBER 2	0		00	0.00	0.00	11.33	AC		1.00	1.00	1.00	445.00	445.00	5,042														
2	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	40.00	40.00	120														
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.33	AC		1.00	1.00	1.00	4,000.00	4,000.00	57,320														
REVIEW DATE 08/12/2015 BY DF Total Acres: 14.33 Total Land Value: 5,162 Market: 57,320 Agricultural: 5,162 Common: 0 PRINTED 05/08/2026 BY SYS																															