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

ROSADO JENNIFER B/CADE REBECCA RUTH
4843 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

12-3S-17-04926-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/11/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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 (

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	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 11/17/2026 BY SYS