

COMM NW COR OF SE1/4 OF SW1/4, R
S 735 FT FOR POB, RUN E 341.83 F
FT, W 224.12 FT, S 85.44 FT, W 6

KNABB MARY LEE
4781 NE GUM SWAMP RD
LAKE CITY, FL 32055

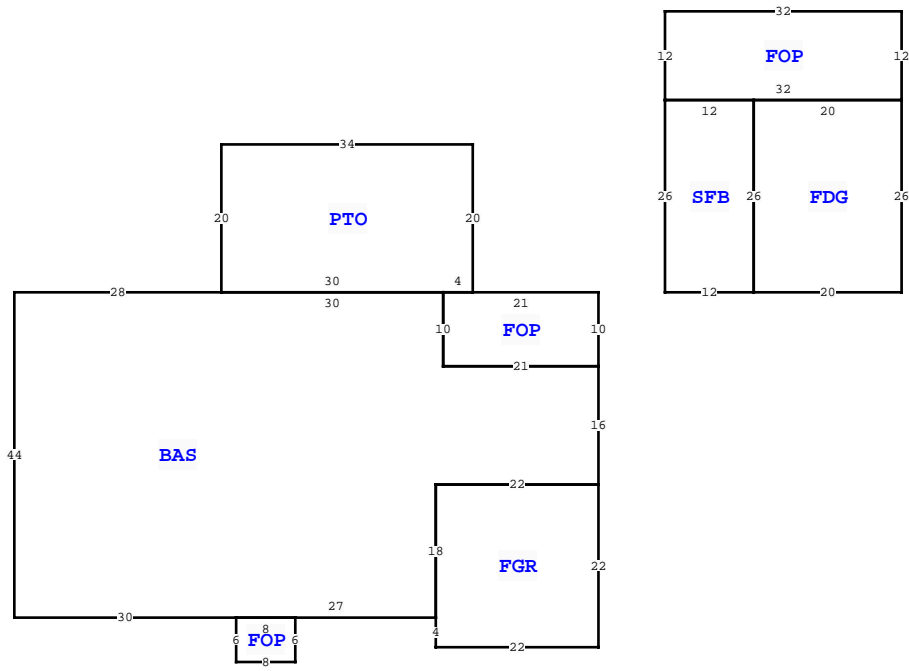
2026

12-3S-17-04926-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,870	100	
FDG	520	60	
FGR	484	55	
FOP	48	30	
FOP	210	30	
FOP	384	30	
PTO	680	5	
SFB	312	80	
TOTALS	5,508		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,924	102.6000	114.91	450,907	2001	2001	0	0	10	35.00	55.00
1 SINGLE FAM 100% - 2002 Heated Area: 3182 HX Base Yr 2002												



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VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	247,999			
TOTAL MARKET OB/XF VALUE	17,069			
TOTAL LAND VALUE - MARKET	17,172			
TOTAL MARKET VALUE	282,240			
SOH/AGL Deduction	67,213			
ASSESSED VALUE	215,027			
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411	
BASE TAXABLE VALUE	108,616			
TOTAL JUST VALUE	282,240			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	284,494			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18069	STORAGE	50	03/16/2001
17396	STORAGE	50	09/01/2000
17379	SFR	360	08/29/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1529	10/18/2022	WD	U	I	11	0

GRANTOR: WHIGHAM THOMAS M
GRANTEE: WHIGHAM THOMAS AND
1331/2709 2/28/2017 LE U I 14 100
GRANTOR: MARY LEE KNABB (LIFE)
GRANTEE: THOMAS M & CHERYL L

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	3,144.00	UT	1.50	50	2001	2001	3	50	2,358	
3	0260	PAVEMENT-A	0	100	0	0	11,900.00	UT	0.90	50	2001	2001	3	50	5,355	
4	0070	CARPORT UF	0	100	20	20	400.00	UT	4.00	100	2001	2001	3	100	1,600	
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	5.50	100	2001	2001	3	100	1,056	
6	0294	SHED WOOD/	0	100	12	20	240.00	UT	5.50	100	2001	2001	3	100	1,320	
7	0040	BARN, POLE	0	100	24	38	912.00	UT	5.00	50	2001	2001	3	50	2,280	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	800	
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	300	
10	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	800	

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	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	100		A-1	0.00	0.00	5.30	AC		1.00	1.00	0.90	3,600.00	3,240.00	17,172							