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

2027

12-3S-17-04926-003

BUILDING CHARACTERISTICS

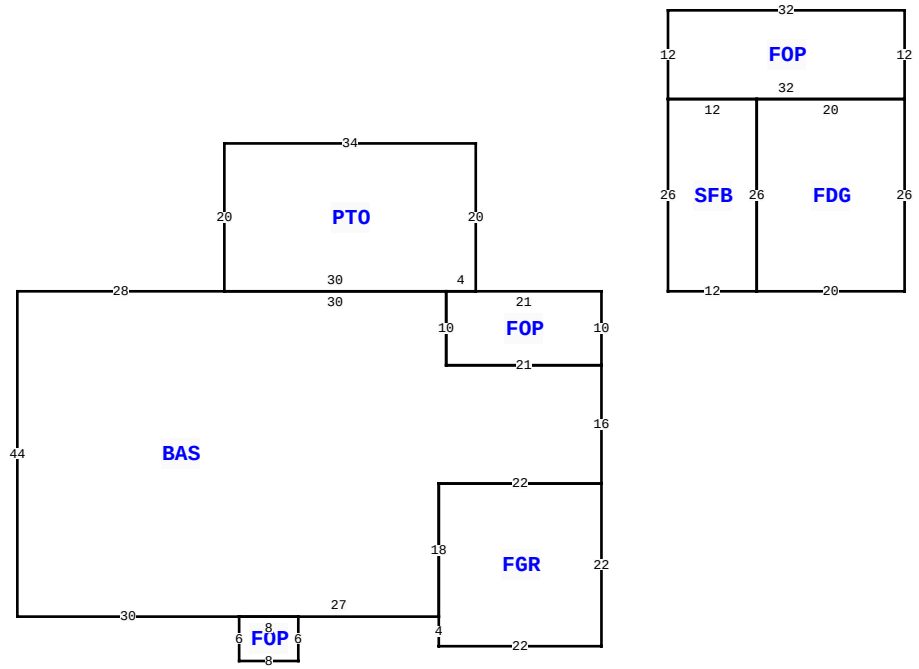
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,870	100		2,870	178,149
FDG	520	60		312	19,367
FGR	484	55		266	16,512
FOP	48	30		14	869
FOP	210	30		63	3,911
FOP	384	30		115	7,138
PTO	680	5		34	2,110
SFB	312	80		250	15,518
TOTALS	5,508			3,924	243,575

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	112.86	442,863	2001	2001	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2002 Heated Area: 3182 HX Base Yr 2002



4781 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

LAND DESCRIPTION

TOTAL OB/XF 17,069

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

REVIEW DATE 08/12/2015 BY DF Total Acres: 5.30 Total Land Value: 17,172 Market: 0 Agricultural: 0 Common: 17,172 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	243,575
TOTAL MARKET OB/XF VALUE	17,069
TOTAL LAND VALUE - MARKET	17,172
TOTAL MARKET VALUE	277,816
SOH/AGL Deduction	56,338
ASSESSED VALUE	221,478
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	115,067
TOTAL JUST VALUE	277,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,240

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S44 E30 FOP= S6 E8 N6 W8$ E27 FGR= S4 E22 N22 W22 S18$ N18 E22 N16 FOP= N10 W21 S10 E21$ W21 N10 PTO= E4 N20 W34 S20 E30 $ W30$ PTR= E60 SFB= E12 FDG= E20 N26 FOP= N12 W32 S12 E32$ W20 S26$ N26 W12 S26$ W60$.