COMM SE COR, RUN SW 120.88 FT TO FOR POB, RUN N 358.45 FT, W 416 FT TO N R/W CR-250, NE ALONG R/W

CURLIN NATHAN
5221 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

12-3S-17-04933-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
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

5221 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,250
TOTAL LAND VALUE - MARKET	24,115
TOTAL MARKET VALUE	28,365
SOH/AGL Deduction	0
ASSESSED VALUE	28,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,365
TOTAL JUST VALUE	28,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9484	SFR	105	03/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/2104	9/10/2024	WD	U	I	11	100
GRANTOR: CURLIN NATHAN						
GRANTEE: CURLIN NATHAN						
1420/1316	9/25/2020	WD	Q	I	05	156,300
GRANTOR: RAKER DAVID W						
GRANTEE: CURLIN NATHAN						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	50	0	0	3	50	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	0	0	3	50	600	
3	0020	BARN,FR	0	0	0	0	1.00	UT	3,000.00	3,000.00	75	1993	1993	3	75	2,250	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,250

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.71	AC		1.00	1.00	1.00	6,500.00	6,500.00	17,615							

REVIEW DATE 01/16/2020 BY JB Total Acres: 3.71 Total Land Value: 24,115 Market: 0 Agricultural: 0 Common: 24,115 PRINTED 05/08/2026 BY SYS