

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  


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 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																			
TOTALS																				BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
EXTRA FEATURES										5221 NE GUM SWAMP RD, LAKE CITY										04/28/2025 MLU																			
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	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																							
TOTAL OB/XF																	4,250																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/22/2026 BY SYS																																							