

E1/2 OF E1/2 OF SE1/4 OF SE1/4 E
 IN ORB 373-249 & E1/2 OF W1/2 OF
 SE1/4 OF SE1/4, EX RD R/W.

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

2026

12-3S-17-04933-001



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 0 TOTAL LAND VALUE - MARKET 69,000 TOTAL MARKET VALUE 69,000 SOH/AGL Deduction 0 ASSESSED VALUE 69,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 69,000 TOTAL JUST VALUE 69,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 69,000											
DOR CODE 9900 NON AG ACREAGE																				PERMIT NUM DESCRIPTION AMT ISSUED 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 WILLIAM GRANTEE: CURLIN NATHAN											
MAP NUM MKT AREA 05																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU											
NEIGHBORHOOD/LOC 1317.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
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	9900	C	AC NON-AG	0			0.00	0.00	11.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	69,000														
REVIEW DATE 04/11/2025 BY MLU										Total Acres: 11.50										Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 05/08/2026 BY SYS											