LOT 12 HUNTERS LANDING S/D.
AG 1067-1709, QC 1150-442, WD 14

SWOPSHIRE REGINA LYNN/SWOPSHIRE RODERICK ELIJAH
323 NW PATRIOT CT
LAKE CITY, FL 32055

2026

13-3S-16-02100-112

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.040 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

323 NW PATRIOT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,600
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	37,600
SOH/AGL Deduction	2,290
ASSESSED VALUE	35,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,310
TOTAL JUST VALUE	37,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055127	Mobile Home		02/27/2026
000055098	Right-of-Way Acce		02/24/2026
18740	M H	125	09/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1063	2/06/2026	QC	U	I	11	0
GRANTOR: WYLIE ROBERT S						
GRANTEE: SWOPSHIRE REGINA LY						
1474/2272	8/29/2022	WD	U	I	34	22,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: WYLIE ROBERT S						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
3	0296	SHED METAL	0	0	12	28	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 13,600

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	9901	C	AC/XFOB	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.20	1.20	20,000.00	24,000.00	24,000							

REVIEW DATE 04/22/2026 BY Nick — Total Acres: 2.05 — Total Land Value: 24,000 — Market: 0 — Agricultural: 0 — Common: 24,000 — PRINTED 06/10/2026 BY SYS