BEG NE COR OF NW1/4 OF NE1/4 SEC
S 101.68 FT TO N R/W CR-250, SW
921.21 FT, NW 230 FT TO N LINE O

LEE TOMMY JR/COUEY MARY
5061 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

13-3S-17-04935-000

BUILDING CHARACTERISTICS

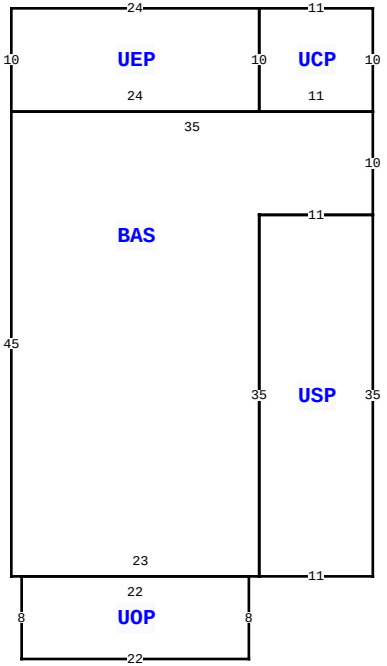
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
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
BAS	1,190	100		1,190	10,108
UCP	110	20		22	187
UEP	240	60		144	1,223
UOP	176	20		35	297
USP	385	35		135	1,147
TOTALS	2,101			1,526	12,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,526	38.6100	42.47	64,809	1930	1930	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2024 Heated Area: 1190 HX Base Yr



5061 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	04/14/2025 MLU
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	500.00	500.00	100	0	0	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
4	0040	BARN,POLE	0	0	20	54	1,080.00	UT	2.50	2.50	60	2012	2012	3	60	1,620	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,962
TOTAL MARKET OB/XF VALUE	11,870
TOTAL LAND VALUE - MARKET	176,050
TOTAL MARKET VALUE	41,464
SOH/AGL Deduction	0
ASSESSED VALUE	41,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,464
TOTAL JUST VALUE	200,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11328	M H	125	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/251	5/23/2023	WD	U	I	11	100
GRANTOR: LEE TOMMY JR PR FOR V						
GRANTEE: LEE TOMMY JR						
1455/1891	12/28/2021	WD	U	I	11	100
GRANTOR: LEE TOMMY JR AS PR FO						
GRANTEE: LEE TOMMY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S45 E1 UOP= S8 E22 N8 W22$ E23 USP= E11 N35 W11 S35$ N35 E11 N10$ UCP= N10 W11 UEP= W24 S10 E24 N10$ S10 E11$.

LAND DESCRIPTION

TOTAL OB/XF 11,870

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	1.30	AC		1.00	1.00	1.00	3,500.00	3,500.00	4,550							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	42.00	AC		1.00	1.00	1.00	281.00	281.00	11,802							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	40.00	40.00	280							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	49.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	171,500							

REVIEW DATE 08/12/2015 BY DF Total Acres: 50.30 Total Land Value: 16,632 Market: 171,500 Agricultural: 12,082 Common: 4,550 PRINTED 11/17/2026 BY SYS