

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

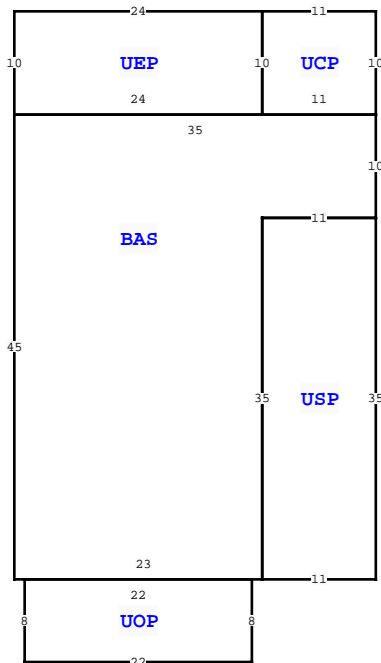
2026

13-3S-17-04935-000



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
Architctual	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
BAS	1,190	100	
UCP	110	20	
UEP	240	60	
UOP	176	20	
USP	385	35	
TOTALS	2,101		

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	43.24	65,984	1930	1930	0	0	50	35.00	20.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1190 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			13,197
TOTAL MARKET OB/XF VALUE			11,870
TOTAL LAND VALUE - MARKET			176,050
TOTAL MARKET VALUE			41,699
SOH/AGL Deduction			0
ASSESSED VALUE			41,699
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			41,699
TOTAL JUST VALUE			201,117
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						

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
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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES	
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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							