

COMM NE COR OF NW1/4 OF NE1/4, R  
 FT TO N R/W OF CR-250, RUN W ALO  
 FT FOR POB, CONT W ALONG R/W 169

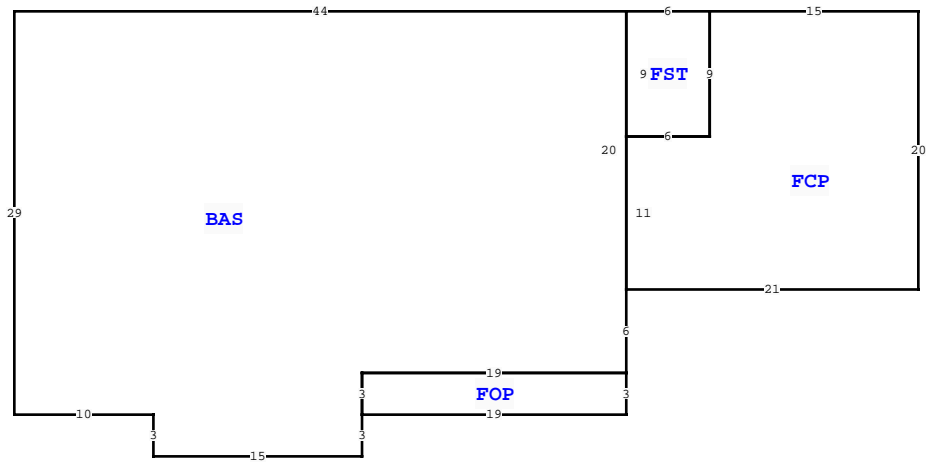
COUEY JOHN KEVIN/COUEY MARY  
 5013 NE GUM SWAMP RD  
 LAKE CITY, FL 32055

**2026**

13-3S-17-04935-001  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1995								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	116,859
FCP	366	25		92	8,506
FOP	57	30		17	1,572
FST	54	55		30	2,774
<b>TOTALS</b>	<b>1,741</b>			<b>1,403</b>	<b>129,710</b>

5013 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025
INC DATE		AG DATE	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	0166	CONC,PAVMT	0	100	0	0		1.50	1.50	100	0	0	3	100	468	
2	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2012	2012	3	100	1,600	

TOTAL OB/XF 2,068

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,710
TOTAL MARKET OB/XF VALUE		2,068
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		142,778
SOH/AGL Deduction		55,270
ASSESSED VALUE		87,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,097
TOTAL JUST VALUE		142,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050086	Roof Replacement	10,800	06/10/2024
8565	SFR	41,000	07/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/0138	5/24/1994	WD Q	Q	V	02	0

GRANTOR: VIRGINIA B LEE AKA VI  
 GRANTEE: JOHN KEVIN & MARY E

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS= W44 S29 E10 S3 E15 N3 FOP= E19 N3 W19 S3\$ N3 E19 N6FCP=  
 E21 N20 W15 FST= W6 S9 E6 N9\$ S9 W6 S11\$ N20\$.