

COMM INTERS W LINE OF NE1/4 OF N & N R/W CR-250, RUN NE ALONG R/W POB, CONT NE 155 FT, N 281.04 FT

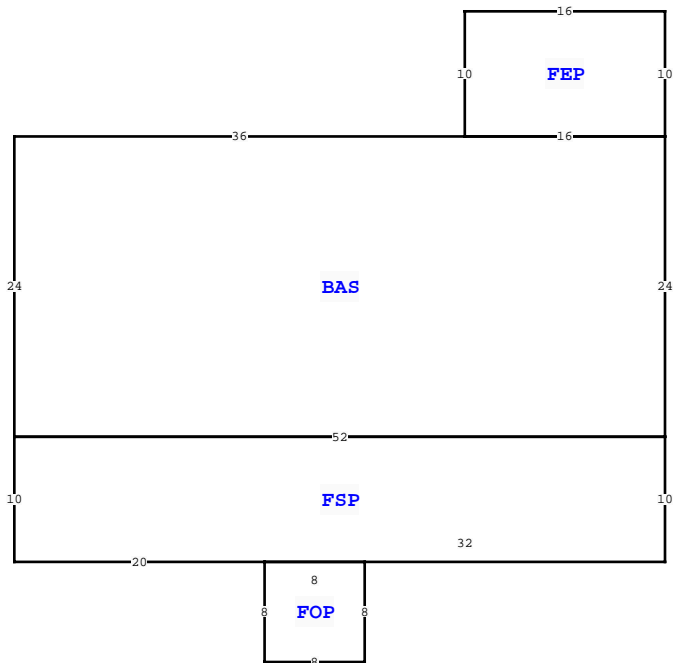
KINCHEN LARRY E/KINCHEN PAULA M
5099 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04935-002

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Frame NONE 100				
1.	1. 100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
	DOR CODE 0200 MOBILE HOME				
	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	1,248	100		1,248	64,352
FEP	160	80		128	6,600
FOP	64	30		19	980
FSP	520	40		208	10,726
TOTALS	1,992			1,603	82,657

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/MH CON	100%	- 1998								
				Heated Area: 1248			HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,657
TOTAL MARKET OB/XF VALUE			18,820
TOTAL LAND VALUE - MARKET			11,000
TOTAL MARKET VALUE			112,477
SOH/AGL Deduction			65,205
ASSESSED VALUE			47,272
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			22,272
TOTAL JUST VALUE			112,477
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0850/0844	12/15/1997	WD	Q	V	01	0
GRANTOR: LEE						
GRANTEE: KINCHEN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S24 FSP= S10 E20 FOP= S8 E8 N8 W8\$ E32 N10 W52\$ E52 N24 FEP= N10 W16 S10 E16\$ W16\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	100	1996	1996	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	24	48	1,152.00	UT	5.00	100	2005	2005	3	100	5,760	
5	0070	CARPORT UF	0	100	24	56	1,344.00	UT	2.50	100	2005	2005	3	100	3,360	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	500	

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							