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

2027

13-3S-17-04935-002

BUILDING CHARACTERISTICS

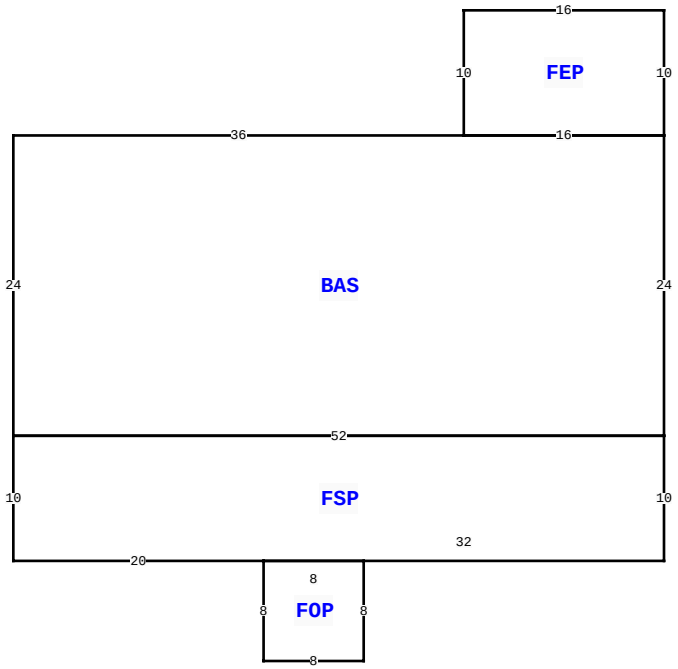
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	62,779
FEP	160	80		128	6,439
FOP	64	30		19	956
FSP	520	40		208	10,463
TOTALS	1,992			1,603	80,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,603	104.8000	83.84	134,396	1985	1985	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 1998 Heated Area: 1248 HX Base Yr 1998



5099 NE GUM SWAMP RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,638
TOTAL MARKET OB/XF VALUE		18,820
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		110,458
SOH/AGL Deduction		61,768
ASSESSED VALUE		48,690
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,690
TOTAL JUST VALUE		110,458
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

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

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

LAND DESCRIPTION

TOTAL OB/XF 18,820

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	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							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS