

COMM NE COR OF NE1/4, RUN SW 334
OF CR-250, SW ALONG C/L 66.7 FT,
S R/W, SW 26 FT FOR POB, RUN SE'

CISNEROS JOSEPH
5154 NE GUM SWAMP RD
LAKE CITY, FL 32055

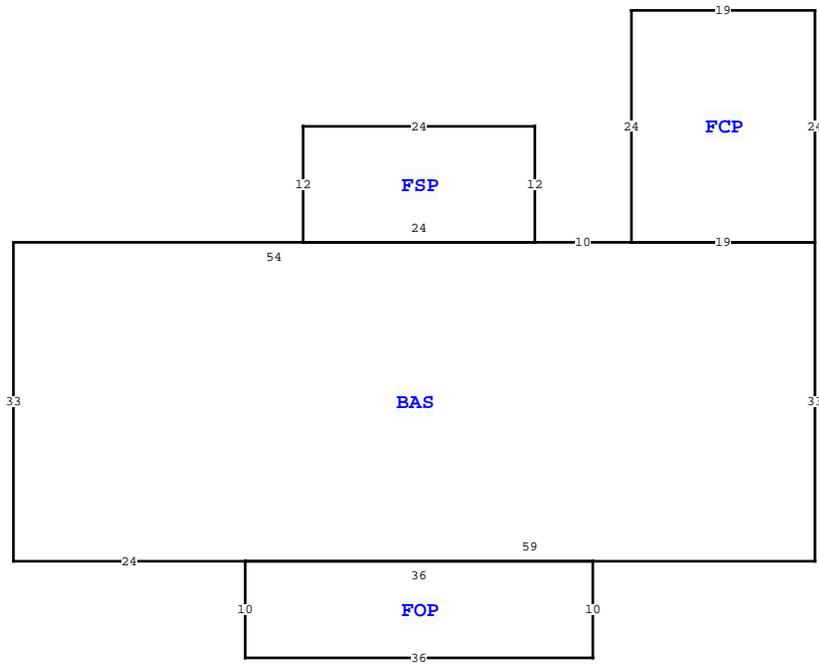
2026

13-3S-17-04937-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,739	100	
FOP	456	25	
FOP	360	30	
FSP	288	40	
TOTALS	3,843		
			3,076
			250,105

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
				Heated Area: 2739				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		250,105	
TOTAL MARKET OB/XF VALUE		2,300	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		277,405	
SOH/AGL Deduction		0	
ASSESSED VALUE		277,405	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		277,405	
TOTAL JUST VALUE		277,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054883	Remodel	20,800	01/26/2026
000054761	Electrical Servic		01/02/2026
000054668	Remodel	17,000	12/12/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/547	11/21/2025	WD	Q	I	01	360,000
GRANTOR: HIRSH MICHAEL						
GRANTEE: CISNEROS JOSEPH						
1517/823	6/11/2024	QC	U	I	11	100
GRANTOR: HIRSH MICHAEL AS PR						
GRANTEE: HIRSH MICHAEL						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0180	FPLC 1STRY	2,000.00
2	0294	SHED WOOD/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/28/2025		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 FSP= N12 W24 S12 E24\$ W54 S33 E24 FOP= S10 E36N10 W36\$ E59 N33 FCP= N24 W19S24 E19\$ W19\$.	

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000							