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

2027

13-3S-17-04937-000

BUILDING CHARACTERISTICS

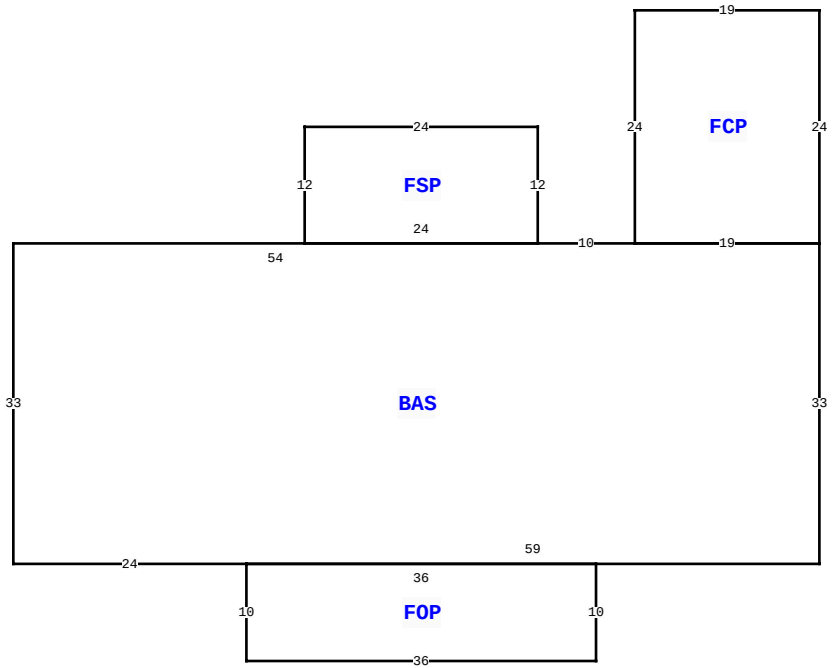
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,739	100		2,739	214,888
FCP	456	25		114	8,944
FOP	360	30		108	8,473
FSP	288	40		115	9,023
TOTALS	3,843			3,076	241,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,076	109.7250	120.70	371,273	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2739 HX Base Yr



5154 NE GUM SWAMP RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,327
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	268,627
SOH/AGL Deduction	0
ASSESSED VALUE	268,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,627
TOTAL JUST VALUE	268,627
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						

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$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	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							

REVIEW DATE 03/26/2026 BY TW Total Acres: 5.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS