W1/2 OF NE1/4 AS LIES N OF SR-25
PORTION OFF THE E SIDE. EX 1 AC
ORB 784-1310.

ROSADO JENNIFER B/CADE REBECCA RUTH
4843 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

13-3S-17-04940-000

BUILDING CHARACTERISTICS

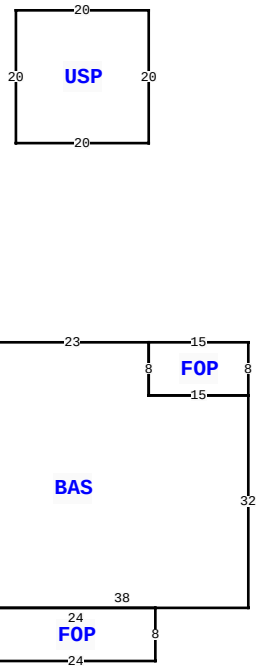
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,784	100		1,784	158,634
FOP	96	30		29	2,579
FOP	120	30		36	3,201
FOP	192	30		58	5,157
USP	400	35		140	12,449
TOTALS	2,592			2,047	182,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	109.6100	120.57	246,807	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 0% - 2027 Heated Area: 1784 HX Base Yr



4843 NE GUM SWAMP RD, LAKE CITY

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

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	0294	SHED WOOD/	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	0	19	23	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0040	BARN,POLE	0	0	18	20	1.00	UT	0.00	0.00	100	0	0	3	100	600	
4	0166	CONC,PAVMT	0	0	0	0	896.00	UT	2.00	2.00	100	2004	2004	3	100	1,792	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	182,020
TOTAL MARKET OB/XF VALUE	5,092
TOTAL LAND VALUE - MARKET	25,800
TOTAL MARKET VALUE	193,963
SOH/AGL Deduction	0
ASSESSED VALUE	193,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,963
TOTAL JUST VALUE	212,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21755	SFR	21	04/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2476	5/20/2023	LE	U	I	14	0

GRANTOR: GUERRY PATRICIA L

GRANTEE: GUERRY PATRICIA L (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= W12 S8 E12 N8$ S8 W12 S32 E12 FOP= S8 E24 N8 W24$ E38 N32 FOP= N8 W15 S8 E15$ W15 N8$ PTR= N30 USP= N20 W20 S20 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,092

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	4.16	AC		1.00	1.00	1.00	445.00	445.00	1,851							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.16	AC		1.00	1.00	1.00	5,000.00	5,000.00	20,800							

REVIEW DATE 08/12/2015 BY DF Total Acres: 5.16 Total Land Value: 6,851 Market: 20,800 Agricultural: 1,851 Common: 5,000 PRINTED 11/17/2026 BY SYS