BEG AT SW COR OF W1/2 OF NE1/4 R
N 8 DEG W 643.69 FT TO S R/W CR-
ALONG R/W 466.68 FT, N 11 FT, E

GRIFFIS VICKIE LYNN
4900 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

13-3S-17-04940-001

BUILDING CHARACTERISTICS

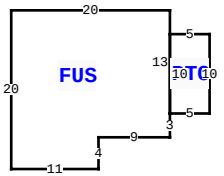
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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/

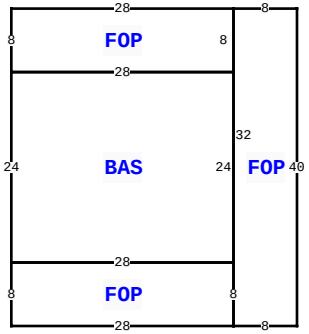
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	53,076
FOP	224	30		67	5,292
FOP	224	30		67	5,292
FOP	320	30		96	7,582
FUS	364	100		364	28,750
PTO	50	5		2	158
TOTALS	1,854			1,268	100,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,268	110.4600	121.51	154,075	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1036 HX Base Yr





4900 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,305
TOTAL MARKET OB/XF VALUE	17,392
TOTAL LAND VALUE - MARKET	272,400
TOTAL MARKET VALUE	175,542
SOH/AGL Deduction	37,779
ASSESSED VALUE	137,763
TOTAL EXEMPTION VALUE	HX HB CP WX SX 107,607
BASE TAXABLE VALUE	30,156
TOTAL JUST VALUE	425,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25141	M H	606	10/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0285	10/20/2020	QC	U	I	11	100
GRANTOR: PATRICIA L GUERRY						
GRANTEE: SAM BUSTER JR & VIC						
1274/0133	5/05/2014	LE	U	I	14	100
GRANTOR: VICKIE LYNN & SAM BUS						
GRANTEE: SAM BUSTER GRIFFIS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W28 S8 E28$ BAS= W28S24FOP= S8 E28 N8 W28$ E28 FOP= S8 E8 N40 W8 S32 $ N24$ PTR=N30 FUS= N4 E9 N3 PTO= E5 N10 W5 S10 $ N13 W20 S20 E11$S30$.

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	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0070	CARPORT UF	0	100	20	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0020	BARN,FR	0	100	0	0	4.00	UT	500.00	500.00	100	1993	1993	3	100	2,000	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0294	SHED WOOD/	0	100	12	24	288.00	UT	9.00	9.00	100	2006	2006	3	100	2,592	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 16,092

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	57.10	AC		1.00	1.00	1.00	281.00	281.00	16,045							
3	6200	A	PASTURE 3	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	67.10	AC		1.00	1.00	1.00	4,000.00	4,000.00	268,400							

REVIEW DATE 01/14/2021 BY RP Total Acres: 68.10 Total Land Value: 22,845 Market: 268,400 Agricultural: 18,845 Common: 4,000 PRINTED 11/17/2026 BY SYS

BEG AT SW COR OF W1/2 OF NE1/4 R
N 8 DEG W 643.69 FT TO S R/W CR-
ALONG R/W 466.68 FT, N 11 FT, E

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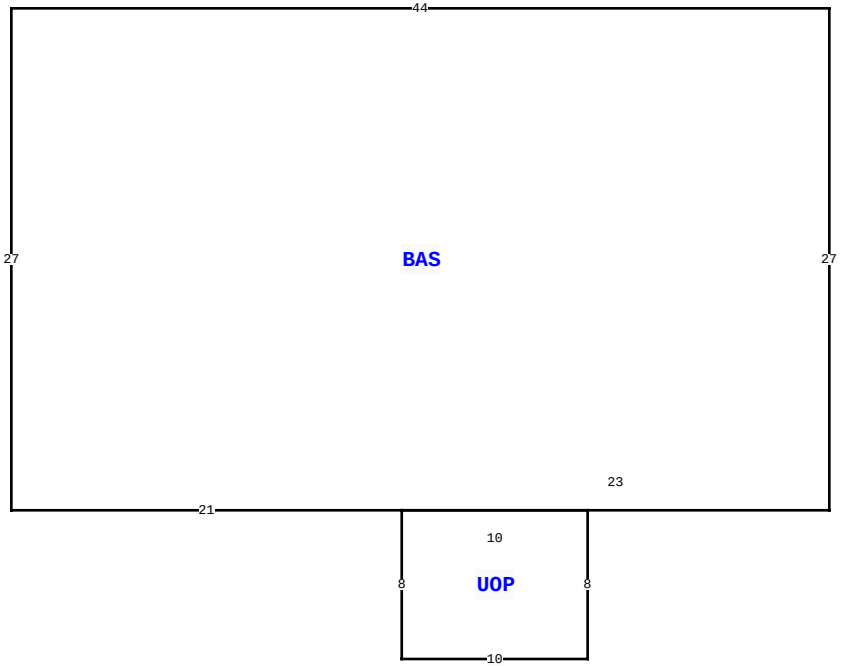
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,188	100		1,188	34,574
UOP	80	25		20	582
TOTALS	1,268			1,208	35,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	1,208	104.3100	97.01	117,188	2007	2006	0	0	25	45.00	30.00

2 MANUF 1 0% - 0 Heated Area: 1188 HX Base Yr



4900 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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
11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
13	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
14	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL MARKET VALUE		175,542
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TOTAL EXEMPTION VALUE	HX HB CP WX SX	107,607
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GRANTEE: SAM BUSTER JR & VIC						
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GRANTOR: VICKIE LYNN & SAM BUS						
GRANTEE: SAM BUSTER GRIFFIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E21 UOP= S8 E10 N8 W10$ E23 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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

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