

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

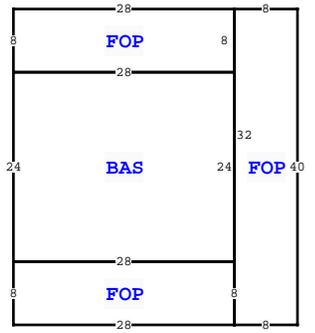
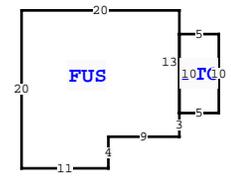
GRIFFIS VICKIE LYNN
4900 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04940-001

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	55,002
FOP	224	30		67	5,484
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FOP	320	30		96	7,857
FUS	364	100		364	29,793
PTO	50	5		2	164
TOTALS	1,854			1,268	103,784

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	125.92	159,667	1992	1992	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1036 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	140,075			
TOTAL MARKET OB/XF VALUE	17,392			
TOTAL LAND VALUE - MARKET	272,400			
TOTAL MARKET VALUE	180,312			
SOH/AGL Deduction	43,854			
ASSESSED VALUE	136,458			
TOTAL EXEMPTION VALUE	HX HB CP WX SX 105,167			
BASE TAXABLE VALUE	31,291			
TOTAL JUST VALUE	429,867			
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						

EXTRA FEATURES																
L N	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	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN, FR AE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	800	
3	0070	CARPORT UF	0	100	20	30	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	100	10	16	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0020	BARN, FR	0	100	0	0	UT	500.00	500.00	100	1993	1993	3	100	2,000	
6	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0294	SHED WOOD/	0	100	12	24	UT	9.00	9.00	100	2006	2006	3	100	2,592	
8	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	300	
9	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	800	
10	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	100	

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

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\$.		

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	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								

