COMM NE COR OF NW1/4 OF NE1/4 RU
TO N R/W CR-250, W ALONG R/W 492
CONT W 210 FT, N 210 FT, E 210 F

MATTHEWS MICHAEL LEE/MATTHEWS MICHAEL DAVID
5650 LAURAMORE RD
MACCLENNY, FL 32063

2026

13-3S-17-04940-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

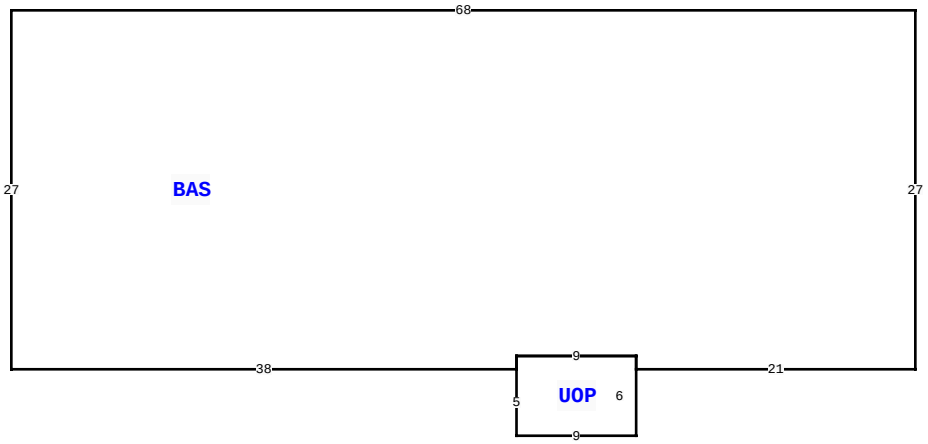
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,827	100		1,827	60,371
UOP	54	25		14	463
TOTALS	1,881			1,841	60,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,841	131.1200	82.61	152,085	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1827 HX Base Yr



4905 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,834
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	80,134
SOH/AGL Deduction	13,299
ASSESSED VALUE	66,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,835
TOTAL JUST VALUE	80,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8052	M H	125	02/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1296	8/27/2015	WD	Q	I	01	49,900
GRANTOR: SOUTHERN RESOURCE CON						
GRANTEE: MICHAEL LEE MATTHEW						
1285/1433	11/20/2014	WD	U	I	12	17,000
GRANTOR: CITIFINANCIAL SERVICI						
GRANTEE: SOUTHERN RESOURCE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E38 UOP= S5 E9 N6 W9 S1$ N1 E9 S1 E21 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 05/08/2026 BY SYS