

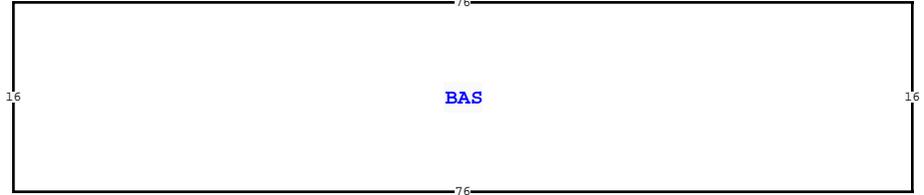
COMM SW COR OF NE1/4 OF NW1/4, R
TO E R/W CR-250, RUN NE ALONG R/
POB, NE ALONG R/W 210.10 FT, SE

HIGGINBOTHAM GLORIA/MARRA GLENDA
4696 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

13-3S-17-04945-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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 Units	01	CONV	100 0 100
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
BAS	1,216	100	
TOTALS	1,216		1,216 66,706

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 2021								
Heated Area: 1216						HX Base Yr 2021					
											
4696 NE GUM SWAMP RD, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/29/2025		MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		66,706	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		11,000	
TOTAL MARKET VALUE		84,706	
SOH/AGL Deduction		32,864	
ASSESSED VALUE		51,842	
TOTAL EXEMPTION VALUE		HX HB 26,842	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		84,706	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38634	M H	360	09/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/1632	12/06/2013	WD	U	I	30	100
GRANTOR: GLENDA MARRA & ETAL						
GRANTEE: GLENDA MARRA & GLOR						
1261/2656	9/25/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (HIGG						
GRANTEE: GLORIA HIGGINBOTHAM						

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	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							