

COMM SW COR OF NE1/4 OF NW1/4, R  
TO E R/W CR-250, RUN NE ALON G R  
NW 100 FT TO W R/W, SW 39.65 FT

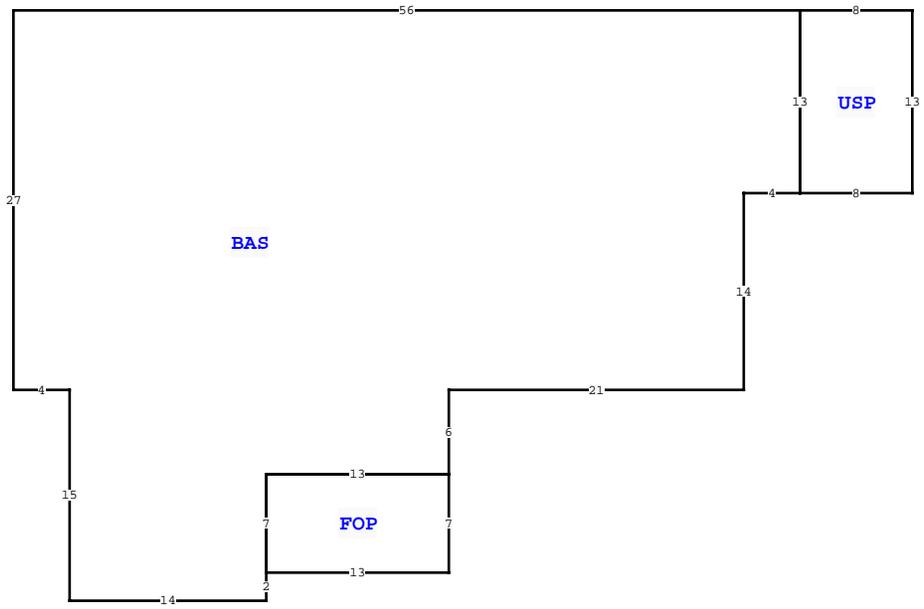
GREEN WANDA J  
4685 NE GUM SWAMP RD  
LAKE CITY, FL 32055

**2026**

13-3S-17-04947-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	0201	MODULAR HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,744	100	
FOP	91	35	
USP	104	35	
TOTALS	1,939		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MODULAR	1	100%	- 2001								
					Heated Area: 1744			HX Base Yr 2001				



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,723
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		127,323
SOH/AGL Deduction		22,214
ASSESSED VALUE		105,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,698
TOTAL JUST VALUE		127,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053399	Storage Building	8,207	06/18/2025
000053179	Right-of-Way Acce		05/20/2025
000052083	Roof Replacement	13,860	01/16/2025
26842	SFR	0	03/13/2008
16154	M H	125	10/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1647	2/25/2008	WD Q	Q	I	01	100
GRANTOR: EARL GREEN JR & WANDA						
GRANTEE: WANDA J GREEN						
0867/1332	10/14/1998	WD Q	Q	I	01	0
GRANTOR: EARL SR & PANSY GREEN						
GRANTEE: EARL JR & WANDA JEA						

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	0296	SHED METAL	0	100	0	0	0	1.00	UT	0.00	100	1993	1993	3	100	400
2	0296	SHED METAL	0	100	0	0	0	1.00	UT	0.00	100	2012	2012	3	100	800
3	0081	DECKING WI	0	100	0	0	0	1.00	UT	0.00	100	2015	2015	3	100	400

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E4 S15 E14 N2 FOP= E13 N7 W13 S7\$ N7 E13 N6 E21 N14 E4 USP= E8 N13 W8 S13\$ N13\$.	

LAND DESCRIPTION																								
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	0201	C	MOD HOME	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							