COMM SW COR OF NE1/4 OF NW1/4, R
TO E R/W OF CR-250, NE ALONG R/W
FT, NW 100 FT FOR POB, RUN NE AL

GREEN EARL SR/GREEN PANSY L
4711 NW GUMSWAMP RD
LAKE CITY, FL 32055

2027

13-3S-17-04948-000

BUILDING CHARACTERISTICS

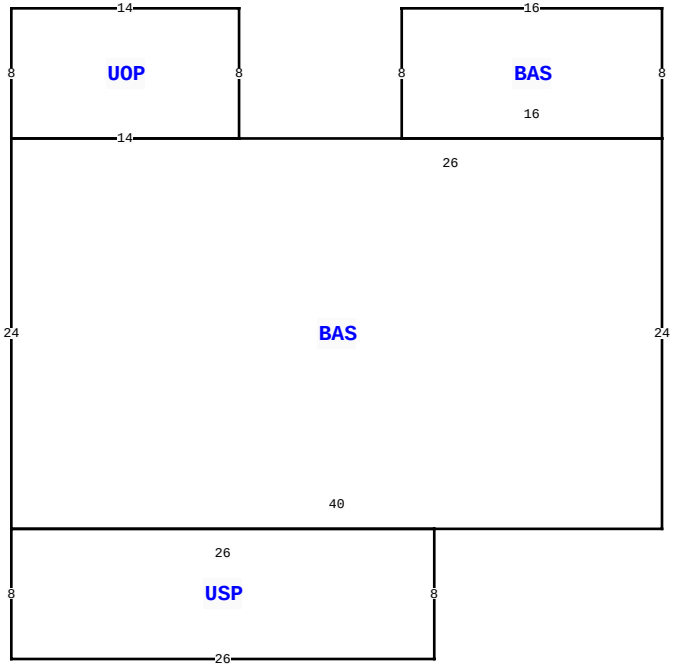
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	128	100		128	9,521
BAS	960	100		960	71,410
UOP	112	20		22	1,637
USP	208	35		73	5,430
TOTALS	1,408			1,183	87,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,183	104.0400	114.44	135,383	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1088 HX Base Yr



4711 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	04/28/2025 MLU
XF DATE		LAND DATE	
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
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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0070	CARPORT UF	0	100	21	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,999
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		22,020
TOTAL MARKET VALUE		111,969
SOH/AGL Deduction		36,085
ASSESSED VALUE		75,884
TOTAL EXEMPTION VALUE	HX HB	50,884
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19776	M H	125	07/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0905/0340	6/27/2000	WD	Q	V	01	100
GRANTOR: HARRY & PAT GUERRY						
GRANTEE: EARL & PANSY GREEN						
0568/0002	7/01/1985	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N8 W14 S8 E14$W14S24 USP= S8 E26 N8 W26$ E40 N24$ BAS= N8 W16 S8 E16$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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			0.00	0.00	3.67	AC		1.00	1.00	1.00	6,000.00	6,000.00	22,020							

REVIEW DATE 08/12/2015 BY DF Total Acres: 3.67 Total Land Value: 22,020 Market: 0 Agricultural: 0 Common: 22,020 PRINTED 11/17/2026 BY SYS