COMM NW COR OF NE1/4 OF NW1/4, R
TO E R/W OF A 60 FT GRD RD, RUN
APPROX 370 FT FOR POB, RUN E 172

HINE DENNIS/HINE ANN
4589 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

13-3S-17-04948-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

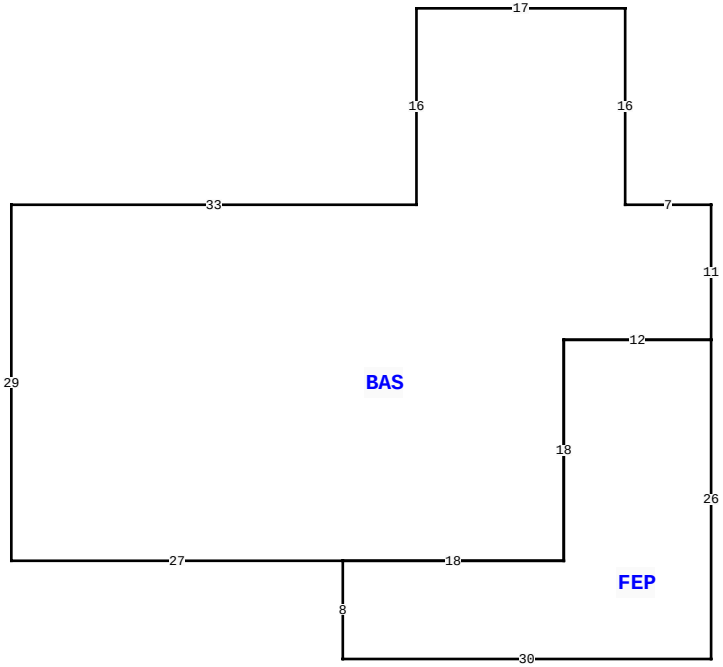
NEIGHBORHOOD/LOC 1317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	151,698
FEP	456	80		365	32,399
TOTALS	2,165			2,074	184,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	124.1460	136.56	283,225	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1709 HX Base Yr 2023



4589 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,096
TOTAL MARKET OB/XF VALUE		9,442
TOTAL LAND VALUE - MARKET		28,600
TOTAL MARKET VALUE		222,138
SOH/AGL Deduction		102,247
ASSESSED VALUE		119,891
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,480
TOTAL JUST VALUE		222,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054737	Remodel	38,250	07/08/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1756	1/25/2022	WD	U	I	19	315,000
GRANTOR: DANCY SUSAN REBECCA A						
GRANTEE: HINE DENNIS						
987/2087	7/03/2003	LE	U	I	14	100
GRANTOR: DANCY VERSIE						
GRANTEE: H. STEPHEN DANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 S16 W33 S29 E27 E18 N18 E12 N11 W7 N16 $
FEP=[ORIG=-23,45] S8 E30 N26 W12 S18 W18 $
.

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	0296	SHED METAL	0	100	8	8	64.00	UT	1.40	1.40	100	0	0	3	100	90	
2	0166	CONC,PAVMT	0	100	12	12	144.00	UT	1.40	1.40	100	0	0	3	100	202	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 9,442

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		00	0.00	0.00	5.72	AC		1.00	1.00	1.00	5,000.00	5,000.00	28,600							

REVIEW DATE 01/31/2022 BY CP Total Acres: 5.72 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 11/17/2026 BY SYS