

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

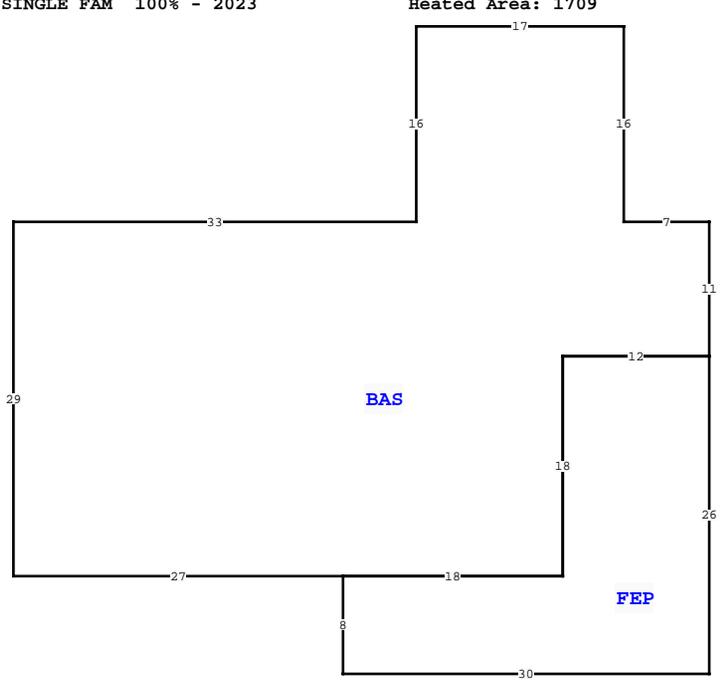
**2026**

13-3S-17-04948-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	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	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
BAS	1,709	100	
FEP	456	80	
TOTALS	2,165		

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	139.04	288,369	1990	1990	0	0	35.00	65.00
1 SINGLE FAM			100% - 2023	Heated Area: 1709		HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,440
TOTAL MARKET OB/XF VALUE			9,442
TOTAL LAND VALUE - MARKET			28,600
TOTAL MARKET VALUE			225,482
SOH/AGL Deduction			109,083
ASSESSED VALUE			116,399
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			64,988
TOTAL JUST VALUE			225,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054737	Remodel	38,250	12/30/2025

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	8	8	64.00	UT	1.40	1.40	100	0
2	0166	CONC, PAVMT	0 100	12	12	144.00	UT	1.40	1.40	100	0
3	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	0
4	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0
5	0140	CLFENCE 6	0 100	0	0	1.00	UT	0.00	0.00	100	1993
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2012
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2012
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2012
9	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2022

TOTAL OB/XF											
9,442											

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 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	5.72	AC	1.00

ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
5,000.00	28,600							