COMM SE COR OF NE1/4 OF NW1/4, N
POB, W 209.07 FT, S 211.06 FT, W
398.20 FT, NE 209.50 FT, N 209.6

MCDERMOTT SANDRA L
4718 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

13-3S-17-04948-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 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

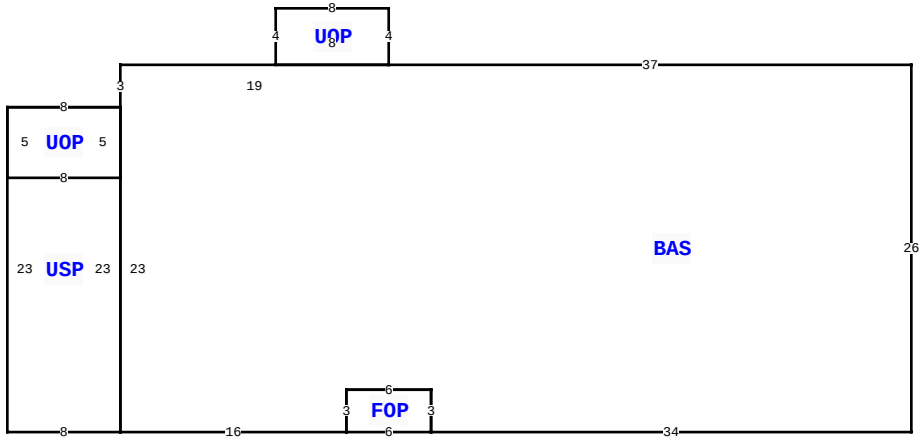
NEIGHBORHOOD/LOC 1317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	113,192
FOP	18	30		5	394
UOP	32	20		6	473
UOP	40	20		8	630
USP	184	35		64	5,038
TOTALS	1,712			1,521	119,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	110.0880	121.10	184,193	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1438 HX Base Yr 2024



4718 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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	119,725
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	28,200
TOTAL MARKET VALUE	148,825
SOH/AGL Deduction	47,398
ASSESSED VALUE	101,427
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	16
TOTAL JUST VALUE	148,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5822	SFR	37,000	03/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/1647	12/10/2013	WD	Q	I	01	105,000
GRANTOR: BETTY & RONALD HAMILT						
GRANTEE: WILLIAM H MCDERMOTT						
1266/1638	12/05/2013	QC	U	I	11	100
GRANTOR: GLENDA MARRA						
GRANTEE: BETTY & RONALD HAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N4 W8 S4 E8$ W19 S3 UOP= W8 S5 E8 N5 $ USP= W8 S23 E8 N23$ S23 E16 FOP= E6 N3 W6 S3$N3 E6 S3 E34 N26$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 900

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	4.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	28,200							

REVIEW DATE 08/12/2015 BY DF Total Acres: 4.70 Total Land Value: 28,200 Market: 0 Agricultural: 0 Common: 28,200 PRINTED 11/17/2026 BY SYS