

COMM SW COR OF NE1/4 OF NW1/4, R  
TO E R/W OF CR-250, NE ALONG R/W  
309.92 FT, RUN NE 212.28 FT FOR

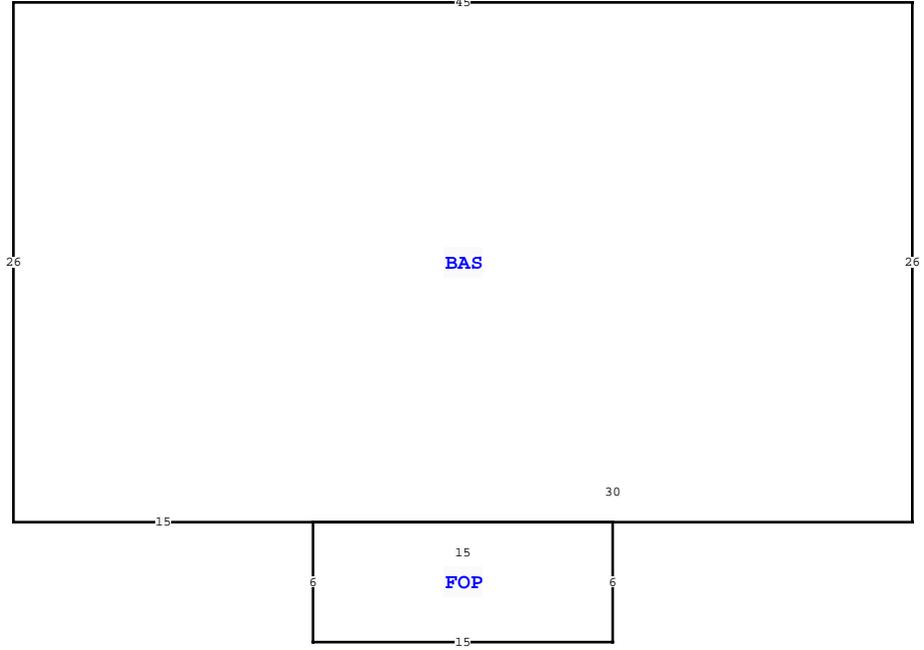
DUNCAN JUANNA L  
4687 NE GUMSWAMP RD  
LAKE CITY, FL 32055

**2026**

13-3S-17-04948-008  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	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	1,170	100	
FOP	90	30	
TOTALS	1,260		
		1,197	128,232

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2008								
				Heated Area: 1170			HX Base Yr 2008				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE				128,232
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				11,440
TOTAL MARKET VALUE				139,672
SOH/AGL Deduction				44,399
ASSESSED VALUE				95,273
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				43,862
TOTAL JUST VALUE				139,672
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				141,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26250	SFR	383	09/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 S26 E15 FOP= S6 E15 N6 W15\$ E30 N26\$.	

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

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,440							