1 AC IN SW COR OF NE1/4 OF NW1/4
287-311, WD 1269-1330, WD 1336-2

MILLS CYNTHIA MARIE/MILLS JOHN JR
17772 16TH TRACE
LIVE OAK, FL 32060

2027

13-3S-17-04949-000

BUILDING CHARACTERISTICS

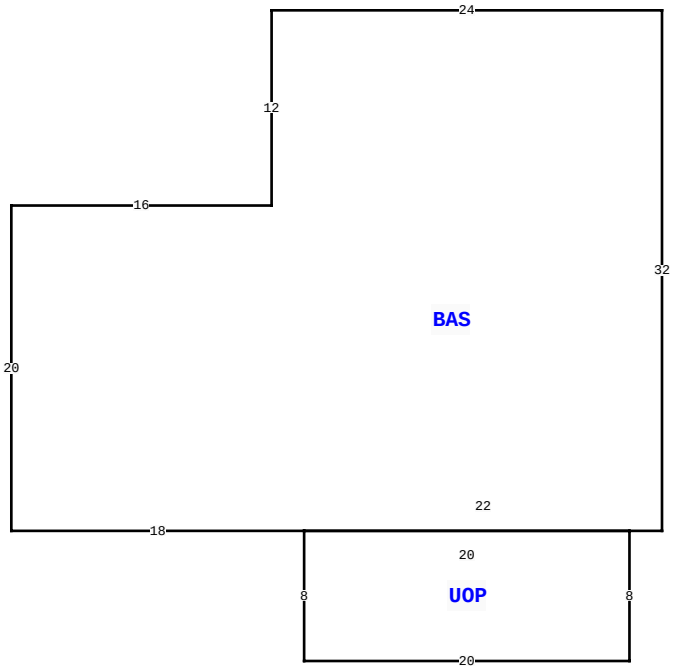
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,088	100		1,088	44,348
UOP	160	20		32	1,305
TOTALS	1,248			1,120	45,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	57.0078	62.71	70,235	1910	1910	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1088 HX Base Yr



4523 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,653
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	57,453
SOH/AGL Deduction	0
ASSESSED VALUE	57,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,453
TOTAL JUST VALUE	57,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/289	3/26/2024	WD	U	I	11	100
GRANTOR: MILLS DEREK EUGENE						
GRANTEE: MILLS CYNTHIA MARIE						
1346/0083	10/16/2017	QC	U	I	11	100
GRANTOR: DOROTHY L HARDEN (A W						
GRANTEE: CYNTHIA MILLS (DAUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S12 W16 S20 E18 UOP= S8 E20 N8 W20$ E22 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS