

COMM INTERS GUM SWAMP & DOUBLE R
RDS, RUN NE 825 FT FOR POB, CONT
FT, N 200 FT, W TO BLOUNT LINE,

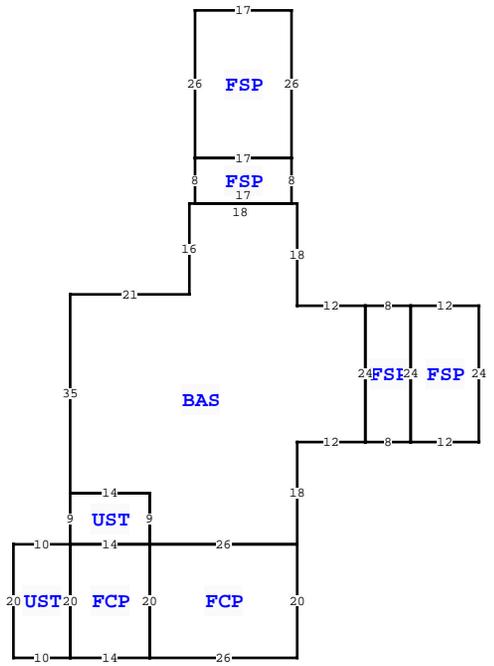
SANDQUIST WILLIAM/GUGLIOTTA KATHRYN
281 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

20-3S-17-05338-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
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	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,226	100	
FCP	280	25	
FCP	520	25	
FSP	136	40	
FSP	192	40	
FSP	288	40	
FSP	442	40	
UST	126	45	
UST	200	45	
TOTALS	4,410		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,996	78.2208	87.61	262,480	1958	1958		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2016 Heated Area: 2226 HX Base Yr 2016													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			170,612
TOTAL MARKET OB/XF VALUE			49,739
TOTAL LAND VALUE - MARKET			10,800
TOTAL MARKET VALUE			231,151
SOH/AGL Deduction			73,059
ASSESSED VALUE			158,092
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			106,681
TOTAL JUST VALUE			231,151
NCON VALUE			23,717
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053157	Screen Enclosure	26,000	05/19/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/2206	11/21/2014	WD	U	I	12	46,500

GRANTOR: DEUTSCHE BANK NATIONA
GRANTEE: WILLIAM SANDQUIST &
1270/2599 2/19/2014 CT U I 18 100
GRANTOR: CLERK OF COURT (TIMOT
GRANTEE: DEUTSCHE BANK NATIO

BUILDING NOTES	
BUILDING DIMENSIONS BAS= W21 S35 UST= S9 E14 N9 W14\$ E14 S9 FCP= W14 UST= W10 S20 E10 N20\$ S20 E14 N20\$ FCP= S20 E26 N20 W26\$ E26 N18 E12 FSP= E8 FSP= E12 N24 W12 S24\$ N24 W8 S24\$ N24 W12 N18 W1 FSP= N8 FSP= N26 W17 S26 E17\$ W17 S8 E17\$ W18 S16\$.	

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
1	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
2	0261	PRCH, UOP	0 100	12	27	324.00	UT	1.50	1.50	100	0	0	3	100	486	
3	0210	GARAGE U	0 100	37	30	1,110.00	UT	0.99	0.99	100	0	0	3	100	1,099	
4	0294	SHED WOOD/	0 100	14	24	336.00	UT	0.75	0.75	100	0	0	3	100	252	
5	0296	SHED METAL	0 100	25	28	700.00	UT	0.99	0.99	100	0	0	3	100	693	
6	0282	POOL ENCL	0 100	26	51	1,326.00	UT	15.00	15.00	100	1993	1993	3	40	7,956	
7	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
8	0282	POOL ENCL	0 100	25	50	1,250.00	UT	15.00	15.00	100	2026	2025		95	17,813	
9	0080	DECKING	0 100	0	0	738.00	UT	8.00	8.00	100	2026	2025		100	5,904	
TOTALS														49,739		

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	DPH 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	1.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,800							