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

2027

20-3S-17-05338-000

BUILDING CHARACTERISTICS

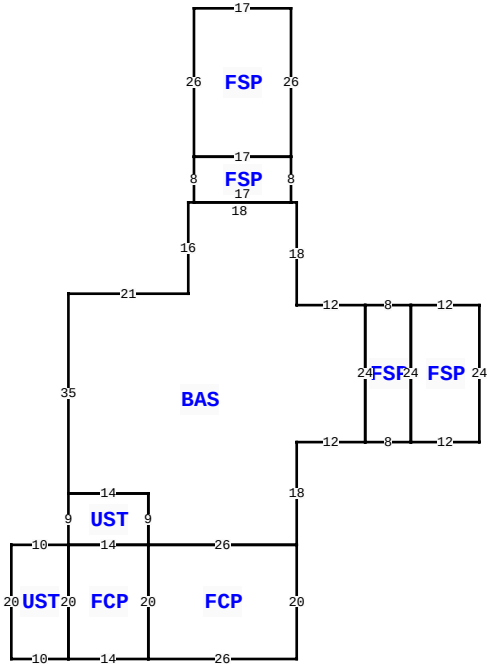
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100		2,226	124,491
FCP	280	25		70	3,915
FCP	520	25		130	7,270
FSP	136	40		54	3,020
FSP	192	40		77	4,306
FSP	288	40		115	6,432
FSP	442	40		177	9,899
UST	126	45		57	3,188
UST	200	45		90	5,034
TOTALS	4,410			2,996	167,554

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	86.04	257,776	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2226 HX Base Yr 2016



281 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,554
TOTAL MARKET OB/XF VALUE		49,739
TOTAL LAND VALUE - MARKET		10,800
TOTAL MARKET VALUE		228,093
SOH/AGL Deduction		65,258
ASSESSED VALUE		162,835
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,424
TOTAL JUST VALUE		228,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,151

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 49,739

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			0.00	0.00	1.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,800							

REVIEW DATE 06/04/2025 BY chuck Total Acres: 1.08 Total Land Value: 10,800 Market: 0 Agricultural: 0 Common: 10,800 PRINTED 11/17/2026 BY SYS