

COMM AT THE NW COR OF SE1/4 OF S  
S 49 DEG E 430.16 FT TO S R/W OF  
RD. THENCE S 57 DEG E 131.02 FT

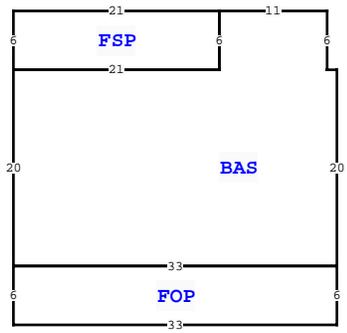
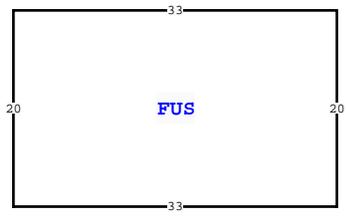
HERRERA MARK  
223 NE GUM SWAMP RD  
LAKE CITY, FL 32055

**2026**

20-3S-17-05369-012

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectural Units	05	CONV 100 0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.050	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	726	100
FOP	198	30
FSP	126	40
FUS	660	100
TOTALS	1,710	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,495	120.3741	137.23	205,159	2008	2008	0	0	17.00	83.00	
1 SINGLE FAM			100% - 2024	Heated Area: 1386				HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,282	
TOTAL MARKET OB/XF VALUE		8,356	
TOTAL LAND VALUE - MARKET		6,187	
TOTAL MARKET VALUE		184,825	
SOH/AGL Deduction		0	
ASSESSED VALUE		184,825	
TOTAL EXEMPTION VALUE		HX HB 13 184,825	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		184,825	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048479	Roof Replacement	8,300	10/24/2023
26430	SFR	693	11/16/2007
2643	SFR	693	11/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1980	6/23/2023	WD Q	Q	I	01	212,000
GRANTOR: DURSO MARIO						
GRANTEE: HERRERA MARK						
1485/2638	3/06/2023	WD Q	Q	V	03	5,500
GRANTOR: SANDQUIST WILLIAM						
GRANTEE: DURSO MARIO						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W1 N6 W11 FSP= W21 S6 E21 N6\$ S6 W21 S20 FOP= S6 E33 N6 W33\$ E33 N20\$ PTR= N20 FUS= N20 W33 S20 E33\$ S20\$.	

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	0166	CONC, PAVMT	0	100	0	0	0	1,052.00	UT 3.00	3.00	100	2008	2008	3	100	3,156	
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	2011	2011	3	100	3,800	
3	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2011	2011	3	100	1,400	

LAND DESCRIPTION																								
TOTAL OB/XF 8,356																								
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	0.25	AC		1.00	1.00	1.00	11,500.00	11,500.00	2,875							
2	0000	C	VAC RES	100		00	0.00	0.00	0.24	AC		1.00	1.00	1.20	11,500.00	13,800.00	3,312							