COMM AT NE COR OF NE1/4 OF SE1/4
FOR POB, CONT S 365.74 FT TO N R
250, W ALONG CURVE 261.26 FT, N

YARBROUGH CHRISTOPHER KEITH/YARBROUGH AMY ELIZABET
823 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

20-3S-17-05376-000

BUILDING CHARACTERISTICS

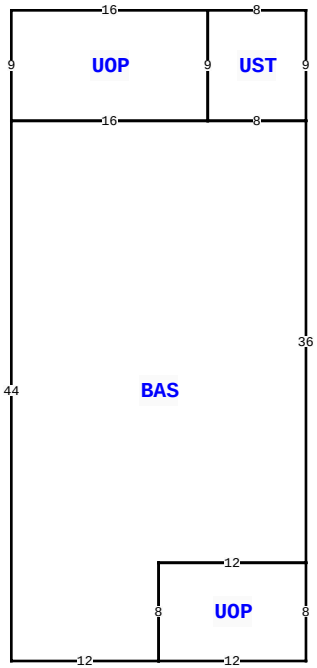
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	10,017
UOP	96	20		19	198
UOP	144	20		29	303
UST	72	45		32	334
TOTALS	1,272			1,040	10,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,040	47.4240	52.17	54,257	1958	1958	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2007 Heated Area: 960 HX Base Yr 2007



823 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,663
TOTAL MARKET OB/XF VALUE	13,150
TOTAL LAND VALUE - MARKET	170,850
TOTAL MARKET VALUE	163,095
SOH/AGL Deduction	46,055
ASSESSED VALUE	117,040
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	60,629
TOTAL JUST VALUE	313,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40762	ELECTRICAL	0	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1172	5/24/2021	WD	U	I	30	100
GRANTOR: YARBROUGH CHRISTOPHER						
GRANTEE: YARBROUGH CHRISTOPH						
1438/1169	5/24/2021	WD	U	I	30	100
GRANTOR: YARBROUGH CHRISTOPHER						
GRANTEE: YARBROUGH CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N9 W8 S9 E8$ BAS= W8 UOP= N9 W16 S9 E16$ W16 S44 E12
UOP= E12 N8 W12 S8$ N8 E12 N36$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2020		100	2,000	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2020		100	5,000	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 13,150

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	1.14	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,700							
2	6200	A	PASTURE 3	0			0.00	0.00	13.50	AC		1.00	1.00	1.00	280.00	280.00	3,780							
3	6200	A	PASTURE 3	0			0.00	0.00	18.40	AC		1.00	1.00	1.00	280.00	280.00	5,152							
4	0100	C	SFR	0			0.00	0.00	1.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,650							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	31.90	AC		1.00	1.00	1.00	5,000.00	5,000.00	159,500							

REVIEW DATE 01/20/2021 BY BC Total Acres: 34.17 Total Land Value: 20,282 Market: 159,500 Agricultural: 8,932 Common: 11,350 PRINTED 11/17/2026 BY SYS

COMM AT NE COR OF NE1/4 OF SE1/4
FOR POB, CONT S 365.74 FT TO N R
250, W ALONG CURVE 261.26 FT, N

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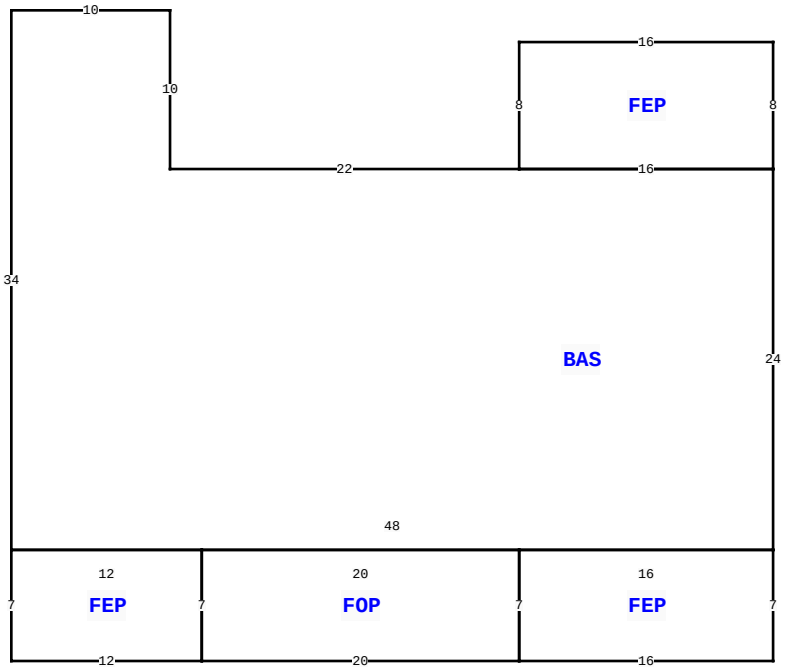
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100		1,252	95,784
FEP	84	80		67	5,126
FEP	112	80		90	6,885
FEP	128	80		102	7,803
FOP	140	30		42	3,213
TOTALS	1,716			1,553	118,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	107.0000	117.70	182,788	1985	1985	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2007 Heated Area: 1252 HX Base Yr 2007



823 NE GUM SWAMP RD, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE		
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1438/1169	5/24/2021	WD	U	I	30	100
GRANTOR: YARBROUGH CHRISTOPHER						
GRANTEE: YARBROUGH CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N10 W10 S34 FEP= S7 E12 FOP= E20 FEP= E16 N7 W16 S7$ N7 W20 S7$ N7 W12$ E48 N24 FEP= N8 W16 S8 E16$ W16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/20/2021 BY BC Total Acres: 34.17 Total Land Value: 20,282 Market: 159,500 Agricultural: 8,932 Common: 11,350 PRINTED 11/17/2026 BY SYS