COMM NE COR OF NE1/4 OF SE1/4, R
RUN S 1180.06 FT, E 48.5 FT, S 1
N R/W OF SR-250 (GUM SWAMP RD),

MARTIN WILLIAM M/MARTIN ANGELA
717 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

20-3S-17-05377-001

BUILDING CHARACTERISTICS

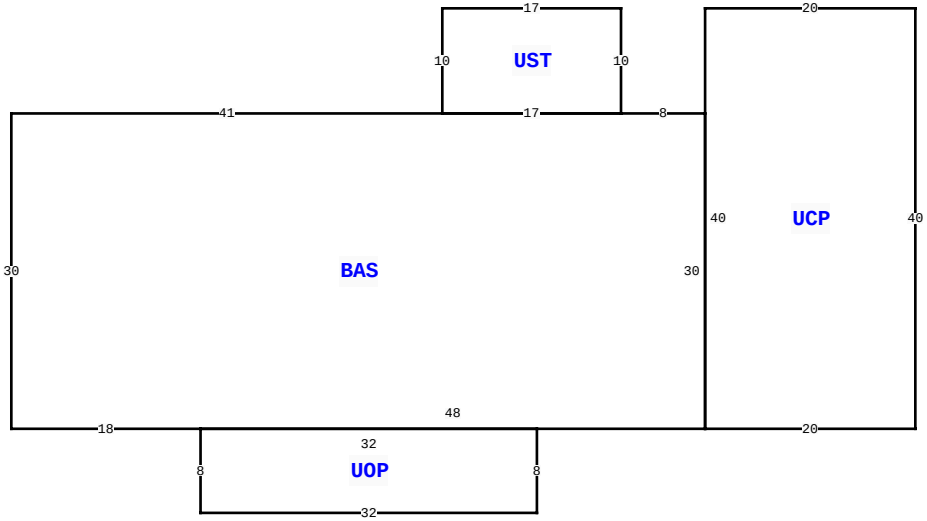
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,980	100		1,980	117,383
UCP	800	20		160	9,485
UOP	256	25		64	3,794
UST	170	45		76	4,506
TOTALS	3,206			2,280	135,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	115.9000	107.79	245,761	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1980 HX Base Yr 2020



717 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	04/29/2025 MLU
XF DATE		LAND DATE	
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	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0020	BARN,FR	0	100	18	24	432.00	UT	10.00	10.00	60	2005	2005	3	60	2,592	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,169
TOTAL MARKET OB/XF VALUE		12,842
TOTAL LAND VALUE - MARKET		13,640
TOTAL MARKET VALUE		161,651
SOH/AGL Deduction		80,428
ASSESSED VALUE		81,223
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,812
TOTAL JUST VALUE		161,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,105

BLDG:1:1: INTRA AMERICAN MH

XFOB:1:1: INTRA AMERICAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36276	MAINT/ALTR	75	01/31/2018
23349	M H	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0891	5/27/2019	QC	U	I	11	75,300
GRANTOR: SHERRI FELKEL, LINDA						
GRANTEE: WILLIAM M & ANGELA						
1381/0175	3/22/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WALLA						
GRANTEE: SHERRI FELKEL, LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S30 E18 UOP= S8 E32 N8 W32$ E48 UCP= E20 N40 W20 S40$ N30 W8 UST= N10 W17 S10 E17$ W17$.

LAND DESCRIPTION

TOTAL OB/XF 12,842

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	0200	C	MBL HM	100			0.00	0.00	1.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,640							

REVIEW DATE 02/20/2018 BY TW Total Acres: 1.24 Total Land Value: 13,640 Market: 0 Agricultural: 0 Common: 13,640 PRINTED 11/16/2026 BY SYS