

BEG SE COR OF NE1/4 OF SW1/4 OF
315.19 FT, N 395.12 FT, E 82.70
FT TO S R/W LINE OF CR-250, N 70

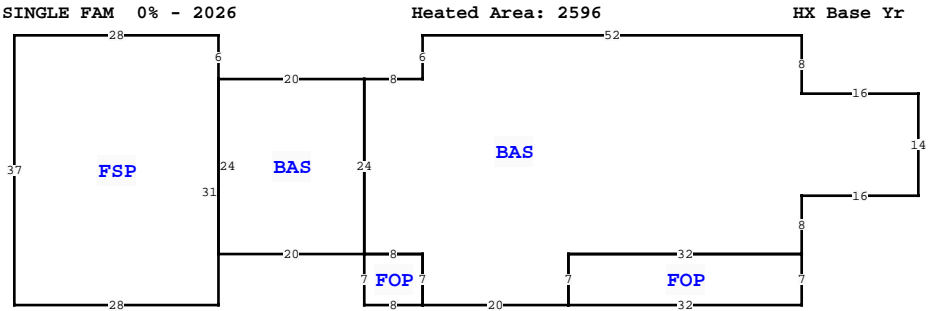
GOODNER DANIEL L/CONNELL ERICA M
1074 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05531-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 30
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,094	112.9940	126.55	391,546	1955	1985	0	0	35.00	65.00



MAP NUM	MKT AREA
21317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	39,484
BAS	2,116	100		2,116	174,057
FOP	56	30		17	1,398
FOP	224	30		67	5,511
FSP	1,036	40		414	34,055
TOTALS	3,912			3,094	254,505

1074 NE GUM SWAMP RD, LAKE CITY

BLD DATE	LGL DATE	04/28/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0021	BARN,FR AE	0	0	31	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0021	BARN,FR AE	0	0	20	36	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0294	SHED WOOD/	0	0	10	21	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

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	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,500									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			254,505
TOTAL MARKET OB/XF VALUE			6,250
TOTAL LAND VALUE - MARKET			42,500
TOTAL MARKET VALUE			303,255
SOH/AGL Deduction			0
ASSESSED VALUE			303,255
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,255
TOTAL JUST VALUE			303,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052899	Roof Replacement	17,000	04/16/2025
000047338	Remodel	13,483	05/31/2023
000042518	Electrical Servic	0	08/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1549	9/17/2025	WD Q	Q	I	01	410,000

GRANTOR: KC MAVERICK HOMES, LL
GRANTEE: GOODNER DANIEL L
1430/1091 2/03/2021 CT U I 18 97,000
GRANTOR: CLERK OF COURT
GRANTEE: KC MAVERICK HOMES,

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W52 S6 W8 S24 E8 S7 E20 N7 E32 N8 E16 N14 W16 N8 \$ FSP=[ORIG=-80,6] N6 W28 S37 E28 N31 \$ BAS=[ORIG=-60,6] W20 S24 E20 N24 \$ FOP=[ORIG=-32,37] E32 N7 W32 S7 \$ FOP=[ORIG=-60,30] S7 E8 N7 W8 \$