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

REVUELTA LORENZO S III/REVUELTA CASSANDRA NICOLE
1074 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

21-3S-17-05531-000

BUILDING CHARACTERISTICS

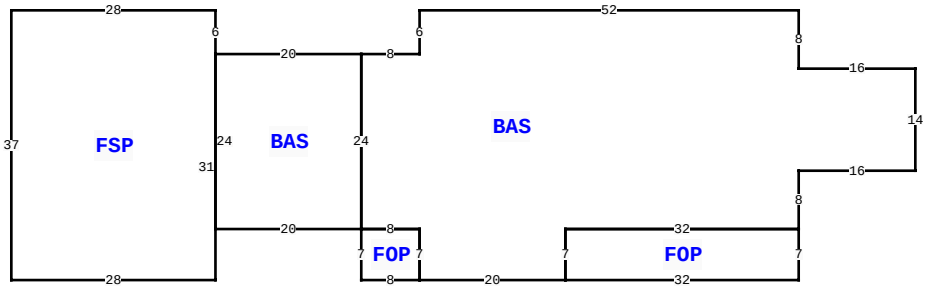
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	21317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	38,778
BAS	2,116	100		2,116	170,949
FOP	56	30		17	1,373
FOP	224	30		67	5,413
FSP	1,036	40		414	33,446
TOTALS	3,912			3,094	249,959

MARKET ADJUSTMENTS

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	124.29	384,553	1955	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2596 HX Base Yr



1074 NE GUM SWAMP RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	249,959
TOTAL MARKET OB/XF VALUE	6,250
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	298,709
SOH/AGL Deduction	0
ASSESSED VALUE	298,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,709
TOTAL JUST VALUE	298,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,255

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
1575/443	8/14/2026	WD	Q	I	01	427,000
GRANTOR: GOODNER DANIEL L						
GRANTEE: REVUELTA LORENZO S						
1549/1549	9/17/2025	WD	Q	I	01	410,000
GRANTOR: KC MAVERICK HOMES, LL						
GRANTEE: GOODNER DANIEL L						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,250

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

REVIEW DATE 01/05/2026 BY TP Total Acres: 5.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 11/17/2026 BY SYS