W1/2 OF NE1/4 OF SE1/4 AS LIES N OF SR-250. & E1/2 OF NE1/4 OF BEGIN AT NE COR OF SE1/4, RUN

KENNEDY RAY A/KENNEDY RUTH E
1743 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

21-3S-17-05534-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	5000	IMPROVED AG

MAP NUM | MKT AREA 04

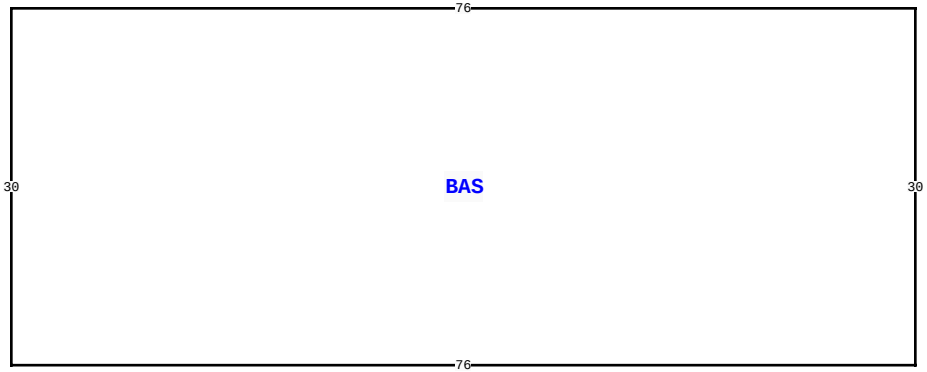
NEIGHBORHOOD/LOC 21317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	132,836
TOTALS	2,280			2,280	132,836

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	113.9000	105.93	241,520	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2280 HX Base Yr 2007



1743 NE GUM SWAMP RD, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 04/10/2025 MLU | 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	0030	BARN,MT	0	0	50	60	3,000.00	UT	12.00	12.00	100	2006	2006	3	100	36,000	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,836
TOTAL MARKET OB/XF VALUE		47,600
TOTAL LAND VALUE - MARKET		129,000
TOTAL MARKET VALUE		196,472
SOH/AGL Deduction		61,668
ASSESSED VALUE		134,804
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,393
TOTAL JUST VALUE		309,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23999	M H	480	12/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0101	6/18/2019	LE	U	I	14	100
GRANTOR: RAY A & RUTH E KENNDE						
GRANTEE: LODISCA R BEICHNER						
1065/2698	11/22/2005	WD	Q	V		150,000
GRANTOR: ELSIE S HUNTER HOLLID						
GRANTEE: RAY A & RUTH E KENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 47,600

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	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	24.80	AC		1.00	1.00	1.00	445.00	445.00	11,036							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	24.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	124,000							

REVIEW DATE 09/03/2015 BY DF Total Acres: 25.80 Total Land Value: 16,036 Market: 124,000 Agricultural: 11,036 Common: 5,000 PRINTED 11/17/2026 BY SYS