

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

2026

21-3S-17-05534-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	2,280	100	
TOTALS	2,280		2,280 134,266

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	107.07	244,120	2006	2006	0	0	45.00	55.00	
1 MANUF 1 100% - 2007 Heated Area: 2280 HX Base Yr 2007												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>												
1743 NE GUM SWAMP RD, LAKE CITY												
BLD DATE		LGL DATE		04/10/2025		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		134,266	
TOTAL MARKET OB/XF VALUE		47,600	
TOTAL LAND VALUE - MARKET		129,000	
TOTAL MARKET VALUE		197,902	
SOH/AGL Deduction		65,654	
ASSESSED VALUE		132,248	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		80,837	
TOTAL JUST VALUE		310,866	
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\$.	

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	0030	BARN,MT	0	0	50	60			3,000.00	UT	12.00			3	100	36,000	
2	0251	LEAN TO W/	0	100	0	0			1.00	UT	0.00			3	100	200	
3	0081	DECKING WI	0	100	0	0			1.00	UT	0.00			3	100	400	
4	0261	PRCH, UOP	0	100	0	0			1.00	UT	0.00			3	100	200	
5	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00			3	100	7,000	
6	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00			3	100	1,200	
7	0251	LEAN TO W/	0	100	0	0			1.00	UT	0.00			3	100	400	
8	0251	LEAN TO W/	0	100	0	0			1.00	UT	0.00			3	100	400	
9	0040	BARN,POLE	0	100	0	0			1.00	UT	0.00			3	100	1,800	
TOTAL OB/XF 47,600																	

LAND DESCRIPTION		TOTAL OB/XF 47,600																						
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	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							