COMM SW COR OF NW1/4 OF SE1/4, E
LINE 50 FT, N 236.5 FT FOR POB,
TO CR-250 128 FT, N 200 FT TO S

YOUNG STANLEY JOSEPH
1360 NE GUM SWAMP RD
LAKE CITY, FL 32055

**2026**

**21-3S-17-05544-000**

## BUILDING CHARACTERISTICS

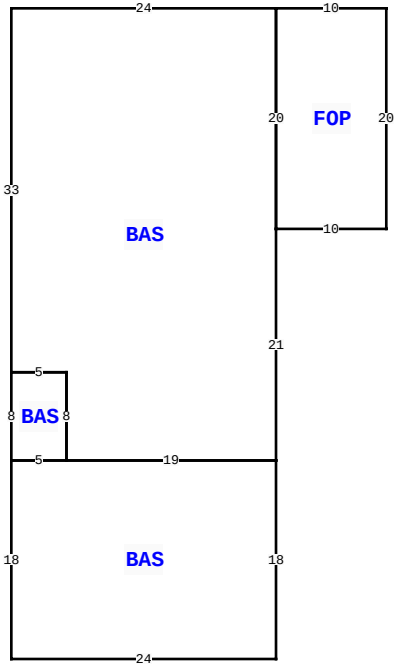
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 40 | 100 | | 40 | 2,537 |
| BAS | 432 | 100 | | 432 | 27,398 |
| BAS | 944 | 100 | | 944 | 59,869 |
| FOP | 200 | 30 | | 60 | 3,805 |
| TOTALS | 1,616 | | | 1,476 | 93,608 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,476 | 87.1200 | 97.57 | 144,013 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2001 Heated Area: 1416 HX Base Yr 2001




1342 NE GUM SWAMP RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,608 |
| TOTAL MARKET OB/XF VALUE | | 2,600 |
| TOTAL LAND VALUE - MARKET | | 7,670 |
| TOTAL MARKET VALUE | | 103,878 |
| SOH/AGL Deduction | | 55,305 |
| ASSESSED VALUE | | 48,573 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 23,573 |
| TOTAL JUST VALUE | | 103,878 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 103,878 |

SALE:3:1: 1 AC WITH IMP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0897/0555 | 2/14/2000 | QC | Q | I | 01 | 14,000 |
| GRANTOR: JEANETTE YOUNG | | | | | | |
| GRANTEE: STANLEY JOSEPH YOUN | | | | | | |
| 0816/0342 | 9/22/1995 | CD | U | I | 13 | 15,000 |
| GRANTOR: MABLE Q YOUNG LOCH | | | | | | |
| GRANTEE: STANLEY JOSEPH & JE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S33 BAS= S8 E5 N8 W5$ E5 S8 BAS= W5 S18 E24 N18 W19$ E19 N21 FOP= E10 N20 W10 S20$ N20$.

## 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 14 | 28 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 14 | 28 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,600

| 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 | 0100 | C | SFR | 100 | | 00 | 128.00 | 200.00 | 0.59 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 7,670 | | | | | | | |

REVIEW DATE 09/03/2015 BY DF Total Acres: 0.59 Total Land Value: 7,670 Market: 0 Agricultural: 0 Common: 7,670 PRINTED 06/22/2026 BY SYS