1 AC SQ IN SW COR OF E1/2 OF E1/ SW1/4 LYING N OF CR-13.

BROWN STEVE EDGAR/BROWN AMANDA LEE
1309 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

21-3S-17-05546-000

BUILDING CHARACTERISTICS

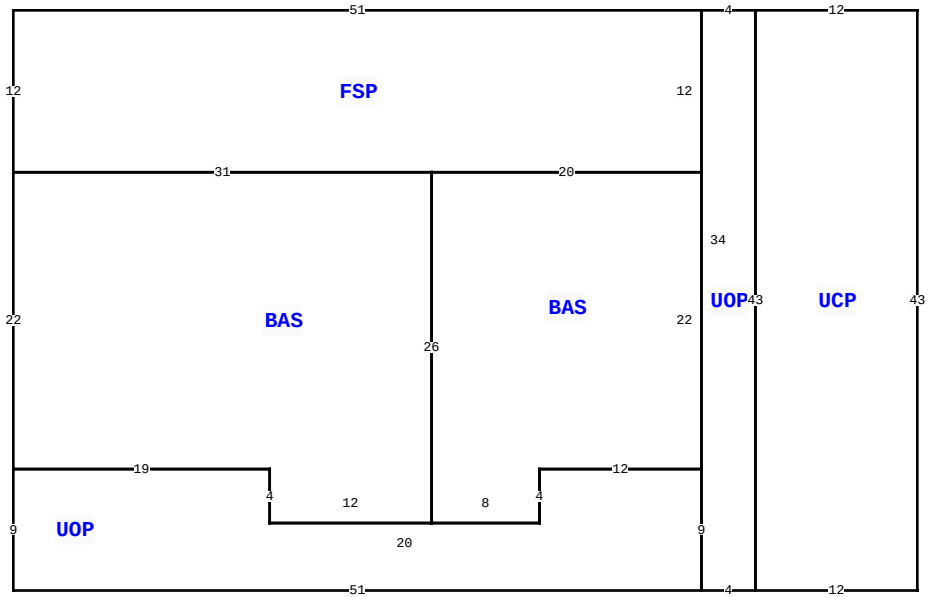
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	472	100		472	37,638
BAS	730	100		730	58,211
FSP	612	40		245	19,537
UCP	516	20		103	8,213
UOP	172	20		34	2,711
UOP	379	20		76	6,061
TOTALS	2,881			1,660	132,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	111.5240	122.68	203,649	1945	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1202 HX Base Yr 2002



1309 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,372
TOTAL MARKET OB/XF VALUE		2,260
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		145,632
SOH/AGL Deduction		67,972
ASSESSED VALUE		77,660
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,249
TOTAL JUST VALUE		145,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,038

SALE:1:1: ORB 669-005-MARGARET ASHWORTH TO WM CART

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056130	Roof Replacement	12,000	07/21/2026
18272	PUMP/UTPOL	30	05/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/110	2/09/2021	WD	U	I	11	100
GRANTOR: BROWN STEVE E AKA STE						
GRANTEE: BROWN STEVE EDGAR						
0919/0388	9/25/1998	QC	Q	I	01	15,700
GRANTOR: CHENERY'S						
GRANTEE: S BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W51 S12 E31 BAS= W31 S22 UOP= S9 E51 N9 W12 S4 W20 N4 W19$ E19 S4 E12 N26$ BAS= S26 E8 N4 E12 UOP= S9 E4 UCP= E12 N43 W12 S43$ N43 W4 S34$ N22 W20$ E20 N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,260

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 09/03/2015 BY DF Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS