BEG NW COR OF NE1/4 OF SW1/4 OF ALONG S R/W CR-250 210.89 FT, S 177.77, N 86 DEG W 23.02, S 5 DE

SUTTON STEPHANIE M
968 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

21-3S-17-05551-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
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	05	05 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

NEIGHBORHOOD/LOC 21317.00 1.00/

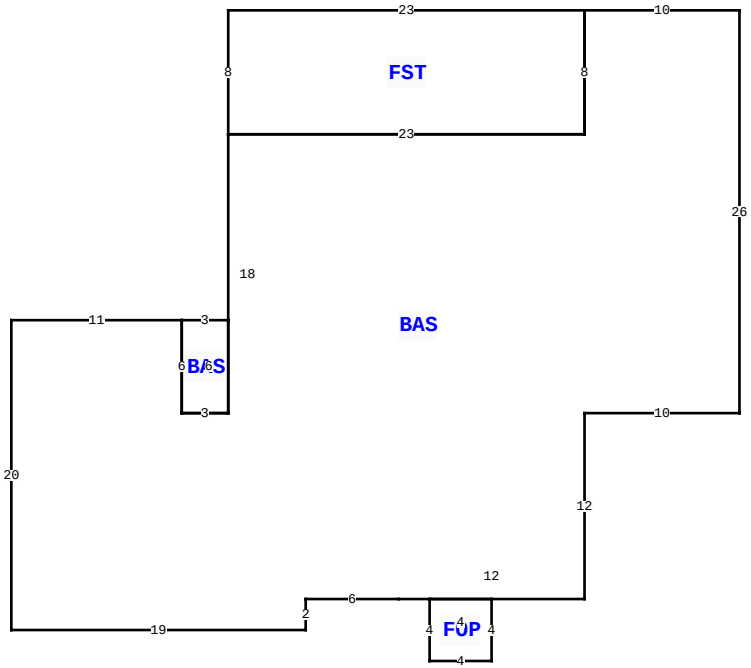
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18	100		18	1,874
BAS	1,222	100		1,222	127,231
FOP	16	30		5	521
FST	184	55		101	10,516
TOTALS	1,440			1,346	140,141

954 NE GUM SWAMP RD, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	143.0208	160.18	215,602	1945	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1240 HX Base Yr 2022



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	140,141
TOTAL MARKET OB/XF VALUE	8,180
TOTAL LAND VALUE - MARKET	60,095
TOTAL MARKET VALUE	208,416
SOH/AGL Deduction	41,044
ASSESSED VALUE	167,372
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	115,961
TOTAL JUST VALUE	208,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054611	Roof Replacement	9,855	12/10/2025
39293	PUMP/UTPOL	0	02/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1926	9/27/2021	WD	Q	I	01	171,600
GRANTOR: BULLOCK JEFFERY						
GRANTEE: SUTTON STEPHANIE M						
1311/0442	3/09/2016	WD	Q	I	01	97,500
GRANTOR: JOHN T TAYLOR & JOHN						
GRANTEE: JEFFERY & JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 S8 W23 S18 W3 N6 W11 S20 E19 N2 E6 E12 N12 E10 N26 $
FST=[ORIG=-10,0] W23 S8 E23 N8 $
FOP=[ORIG=-16,38] W4 S4 E4 N4 $
BAS=[ORIG=-33,20] W3 S6 E3 N6 $
.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	6,500	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	50	2001	2001	3	50	900	
3	0296	SHED METAL	0	100	8	8	64.00	UT	7.50	7.50	100	2001	2001	3	100	480	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,180

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		A-1	0.00	0.00	1.37	AC		1.00	1.00	1.00	8,500.00	8,500.00	11,645							
2	0100	C	SFR	100		A-1	0.00	0.00	5.70	AC		1.00	1.00	1.00	8,500.00	8,500.00	48,450							

REVIEW DATE 12/22/2021 BY JB Total Acres: 7.07 Total Land Value: 60,095 Market: 0 Agricultural: 0 Common: 60,095 PRINTED 06/22/2026 BY SYS