COMM INTER W LINE OF SEC & S R/W
POB, RUN NE'LY ALONG R/W 74.19 F
FT, S 445.75 FT, W 302.09 FT, N

SNYDER CLARENCE E JR
201 NE KAYAK CT
LAKE CITY, FL 32055

2026

21-3S-17-05552-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

866 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	26,010
TOTAL MARKET VALUE	36,010
SOH/AGL Deduction	3,546
ASSESSED VALUE	32,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,464
TOTAL JUST VALUE	36,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,010

XFOB:2:1: PEAC MH (JEAN SNYDER LIVES HERE)
BLDG:1:1: PEACH MH (JEAN SNYDER LIVES HERE)
XFOB:1:1: NEW MOON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16146	M H	125	10/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/1480	3/04/2025	LE	U	I	14	100
GRANTOR: SNYDER CLARENCE E JR						
GRANTEE: SNYDER CLARENCE E J						
1365/1543	7/27/2018	LE	U	I	14	100
GRANTOR: CLARENCE E SNYDER JR						
GRANTEE: CLARENCE E SNYDER I						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0000	C	VAC RES	0		00	0.00	0.00	1.53	AC		1.00	1.00	1.00	8,500.00	8,500.00	13,005							
2	0000	C	VAC RES	0		00	0.00	0.00	1.53	AC		1.00	1.00	1.00	8,500.00	8,500.00	13,005							

REVIEW DATE 05/09/2016 BY DF Total Acres: 3.06 Total Land Value: 26,010 Market: 0 Agricultural: 0 Common: 26,010 PRINTED 05/08/2026 BY SYS