

BEG INTERS E R/W OF PRIV RD APPR
W LINE OF SW1/4 OF NE1/4 OF SW1/
CR-250, RUN E ALONG RD 210 FT, N

HOLT CYNTHIA KAREN
1153 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

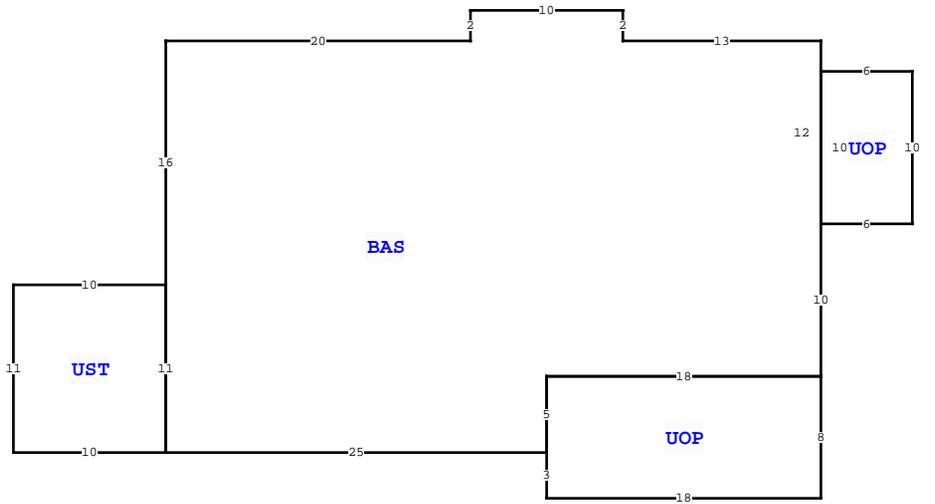
21-3S-17-05554-000


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 Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
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	1,091	100		1,091	68,291
UOP	60	20		12	751
UOP	144	20		29	1,815
UST	110	45		50	3,130
TOTALS	1,405			1,182	73,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,182	84.4740	96.30	113,827	1940	1970	0	0	35.00	65.00

2 SINGLE FAM 100% - 2002 Heated Area: 1091 HX Base Yr 2002



1153 NE GUM SWAMP RD, LAKE CITY

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

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VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		73,988	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		11,000	
TOTAL MARKET VALUE		84,988	
SOH/AGL Deduction		40,925	
ASSESSED VALUE		44,063	
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE		19,063	
TOTAL JUST VALUE		84,988	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,689	
PRCL:0:1: TRIM RETURNED COA AS PER 911 SVC 8/30/05			
SALE:2:1: (DALE FERGUSON'S DAUGHTER) UNRECORDED I			
SALE:1:1: ONE SQUARE ACRE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049002	Electrical Servic	0	01/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0920/0891	2/13/2001	WD	Q	I		32,000
GRANTOR: SUSTER PARTNERSHIP						
GRANTEE: C HOLT						
0902/2684	9/10/1999	QC	Q	I	01	12,500
GRANTOR: RICHARD & CHERYL LIND						
GRANTEE: SUSTER, A PARTNERSH						

EXTRA FEATURES

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N2 W10 S2 W20 S16 UST= W10 S11 E10 N11\$ S11 E25 UOP= S3 E18 N8 W18 S5\$ N5 E18 N10 UOP= E6 N10 W6 S10\$ N12\$.

LAND DESCRIPTION		TOTAL OB/XF																						
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	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							