COMM NE COR OF NW1/4 OF SE1/4, R
S 12 DG E 220.61 FT TO POB CONT
FT TO A CONCR MONU ON N R/W CR-2

WOLFORD CRAIG FRANKLIN
1419 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

21-3S-17-05560-000

BUILDING CHARACTERISTICS

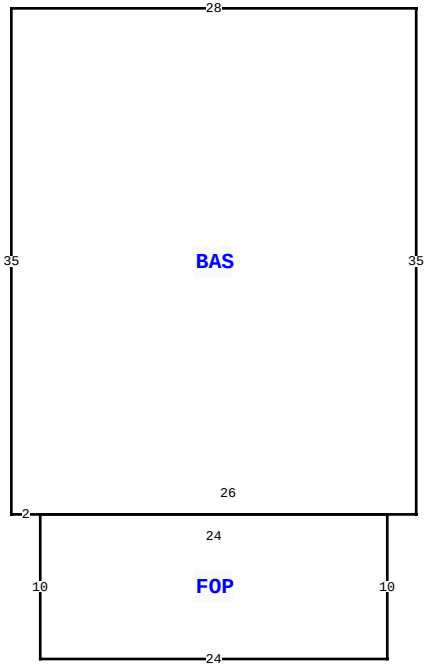
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
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	980	100		980	24,875
FOP	240	30		72	1,828
TOTALS	1,220			1,052	26,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,052	35.4960	39.05	41,081	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2015 Heated Area: 980 HX Base Yr 2015



1419 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 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	15	22	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	18	22	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0070	CARPORT UF	0	100	18	18	1.00	UT	0.00	0.00	100	0	0	3	100	350	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,673
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		42,900
TOTAL MARKET VALUE		198,466
SOH/AGL Deduction		81,988
ASSESSED VALUE		116,478
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		60,067
TOTAL JUST VALUE		227,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047476	Roof Replacement	14,000	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1585	12/19/2014	WD	U	I	30	100
GRANTOR: LUCY WARLICK, KELLIE						
GRANTEE: CRAIG F WOLFORD						
1254/0824	5/06/2013	LE	U	I	30	100
GRANTOR: MABLE WOLFORD						
GRANTEE: MABLE WOLFORD (LIFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S35 E2 FOP= S10 E24 N10 W24$ E26 N35$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	6,500.00	6,500.00	6,500							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
3	5600	A	TIMBER 3	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	281.00	281.00	1,293							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	6,500.00	6,500.00	29,900							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 6.60 Total Land Value: 14,293 Market: 29,900 Agricultural: 1,293 Common: 13,000 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NW1/4 OF SE1/4, R
S 12 DG E 220.61 FT TO POB CONT
FT TO A CONCR MONU ON N R/W CR-2

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1419 NE GUM SWAMP RD
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21-3S-17-05560-000

BUILDING CHARACTERISTICS

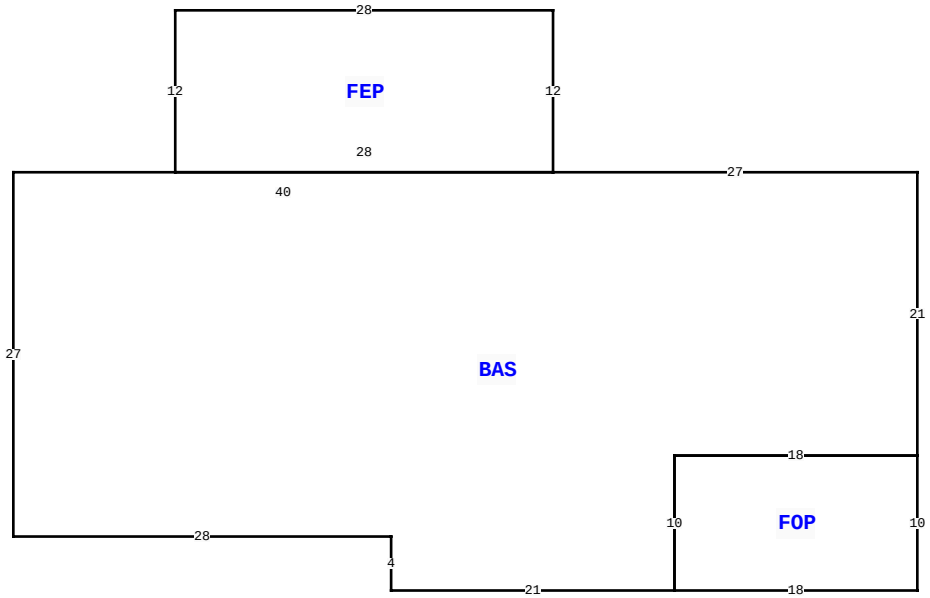
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000	IMPROVED AG
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	1,785	100		1,785	131,225
FEP	336	80		269	19,776
FOP	180	30		54	3,970
TOTALS	2,301			2,108	154,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	102.8200	113.10	238,415	1920	1950	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2015 Heated Area: 1785 HX Base Yr 2015



1419 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTEE: CRAIG F WOLFORD						
1254/0824	5/06/2013	LE	U	I	30	100
GRANTOR: MABLE WOLFORD						
GRANTEE: MABLE WOLFORD (LIFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N12 W28 S12 E28$ W40 S27 E28 S4 E21 FOP= E18 N10 W18 S10$ N10 E18 N21$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/22/2023 BY jerry Total Acres: 6.60 Total Land Value: 14,293 Market: 29,900 Agricultural: 1,293 Common: 13,000 PRINTED 11/17/2026 BY SYS