

COMM NE COR OF NW1/4 OF SE1/4, R
 FT TO A CONC MONU & POB, RUN S 8
 FT TO A CONC MONU, CONT S 88 DG

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

2026

21-3S-17-05560-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 72,840 TOTAL MARKET VALUE 10,411 SOH/AGL Deduction 0 ASSESSED VALUE 10,411 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,411 TOTAL JUST VALUE 79,840 NCON VALUE 7,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 72,840																			
DOR CODE		5600																		TIMBERLAND 70-79																			
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																				1349 NE GUM SWAMP RD, LAKE CITY										BLD DATE		LGL DATE		04/09/2025		MLU			
EXTRA FEATURES																				XF DATE		LAND DATE		AG DATE															
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																							
1	9945	Well/Sept	0	0	0	0			1.00	UT	7,000.00	7,000.00	100	2026	2025	100	7,000																						
LAND DESCRIPTION																				TOTAL OB/XF										7,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	5600	A	TIMBER 3	0			0.00	0.00	12.14	AC		1.00	1.00	1.00	281.00	281.00	3,411																						
2	9910	M	MKT.VAL.AG	0			0.00	0.00	12.14	AC		1.00	1.00	1.00	6,000.00	6,000.00	72,840																						
REVIEW DATE 05/21/2025 BY randa11 Total Acres: 12.14 Total Land Value: 3,411 Market: 72,840 Agricultural: 3,411 Common: 0 PRINTED 06/23/2026 BY SYS																																							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050267	Mobile Home		07/02/2024

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									