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

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

1349 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	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

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

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	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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 randall Total Acres: 12.14 Total Land Value: 3,411 Market: 72,840 Agricultural: 3,411 Common: 0 PRINTED 05/08/2026 BY SYS