COMM NE COR OF SE1/4 OF NE1/4, RUN W 25 FT TO W R/W TURNER RD, RUN S ALONG R/W 965.7 FT

HUNT TODD L/HUNT DEBRA E
5320 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

33-3S-16-02457-000

BUILDING CHARACTERISTICS

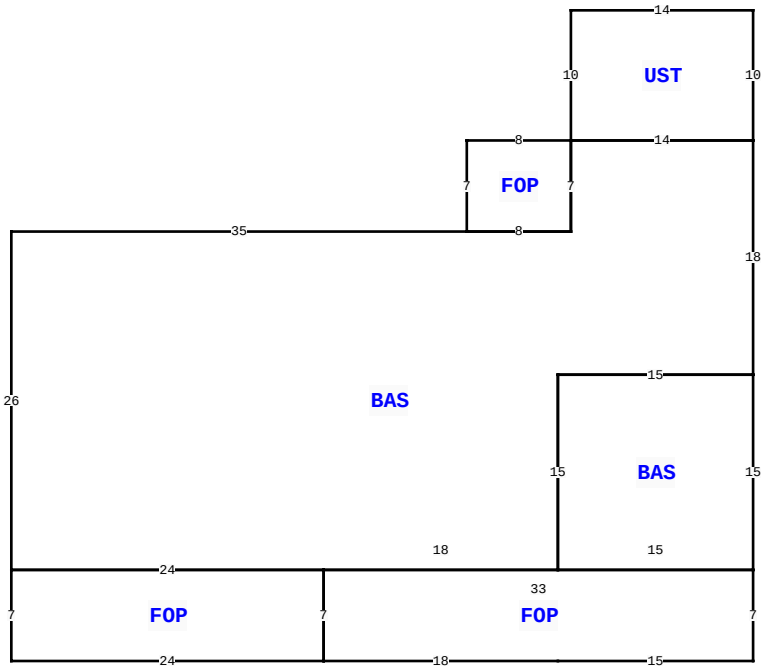
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100		225	13,231
BAS	1,355	100		1,355	79,682
FOP	56	30		17	1,000
FOP	168	30		50	2,940
FOP	231	30		69	4,057
UST	140	45		63	3,705
TOTALS	2,175			1,779	104,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,779	97.2000	106.92	190,211	1960	1960	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1580 HX Base Yr



4845 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0	16	32	512.00	UT	5.00	5.00	100	2001	2001	3	100	2,560	
2	0166	CONC,PAVMT	0	0	0	0	1,416.00	UT	3.00	3.00	100	2007	2007	3	100	4,248	
3	0258	PATIO	0	0	33	22	726.00	UT	3.00	3.00	100	2008	2008	3	100	2,178	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	104,616
TOTAL MARKET OB/XF VALUE	11,586
TOTAL LAND VALUE - MARKET	561,050
TOTAL MARKET VALUE	677,252
SOH/AGL Deduction	0
ASSESSED VALUE	677,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	677,252
TOTAL JUST VALUE	677,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0606/0700	11/01/1986	WD	Q	I		47,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S26 FOP= S7 E24 N7 W24$ E24 FOP= S7 E18 E15 N7 W33$ E18 BAS= E15 N15 W15 S15$ N15 E15 N18 UST= N10 W14 S10 E14$ W14 FOP= W8 S7 E8 N7$ S7 W8$.

LAND DESCRIPTION

TOTAL OB/XF 11,586

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	0		CHI	0.00	0.00	80,150.00	SF		1.00	1.00	1.00	7.00	7.00	561,050							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.84 Total Land Value: 561,050 Market: 0 Agricultural: 0 Common: 561,050 PRINTED 11/16/2026 BY SYS