

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

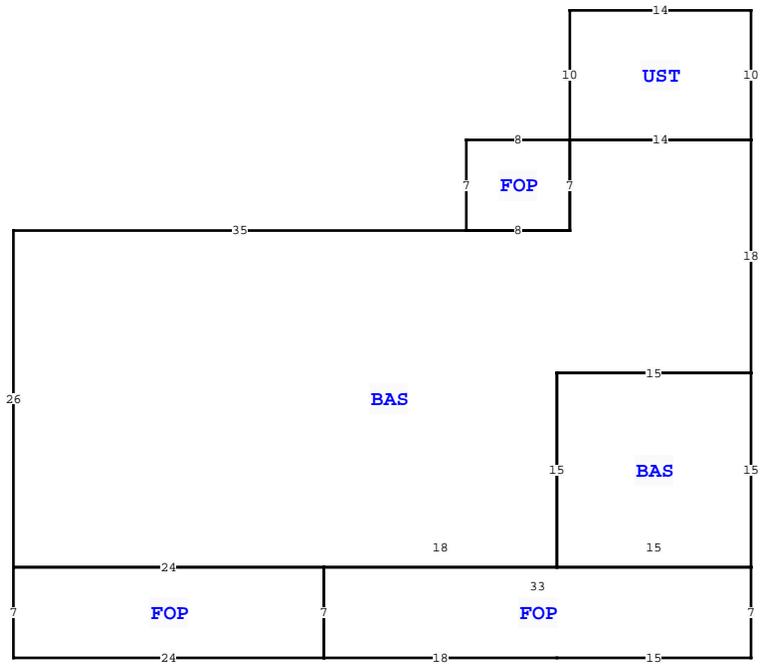
HUNT TODD L/HUNT DEBRA E  
 5320 NE GUM SWAMP RD  
 LAKE CITY, FL 32055

**2026**

33-3S-16-02457-000  


BUILDING CHARACTERISTICS	
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 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
BAS	225 100
BAS	1,355 100
FOP	56 30
FOP	168 30
FOP	231 30
UST	140 45
TOTALS	2,175 1,779 108,422

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	110.81	197,131	1960	1960	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 1580 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			108,422
TOTAL MARKET OB/XF VALUE			11,586
TOTAL LAND VALUE - MARKET			480,900
TOTAL MARKET VALUE			600,908
SOH/AGL Deduction			0
ASSESSED VALUE			600,908
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			600,908
TOTAL JUST VALUE			600,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			599,000

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:						

EXTRA FEATURES														4845 W US HIGHWAY 90 , LAKE CITY		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2024	MLU
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	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						
TOTAL OB/XF 11,586																						

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													
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	0		CHI	0.00	0.00	80,150.00	SF		1.00	1.00	1.00	6.00	6.00	480,900										