

COLUMBIA COUNTY

Property Appraiser

Parcel 13-3S-17-04937-000

Owners

CISNEROS JOSEPH
5154 NE GUM SWAMP RD
LAKE CITY, FL 32055

Parcel Summary

Location	5154 NE GUM SWAMP RD
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	5.0000
Section	13
Township	3S
Range	17
Subdivision	DIST 3

Legal Description

COMM NE COR OF NE1/4, RUN SW 334.7 FT TO C/L OF CR-250, SW ALONG C/L 66.7 FT, S 50.5 FT TO S R/W, SW 26 FT FOR POB, RUN SE'LY 596.69 FT, W 449 FT, N 551 FT TO S R/W OF RD, NE ALONG R/W 295.62 FT TO POB.

438-155, DC 914-1012, PB 1507-192, QC 1517-823, WD 1555-547

Working Values

	2026
Total Building	\$245,706
Total Extra Features	\$2,300
Total Market Land	\$25,000
Total Ag Land	\$0



30° 28' 17" N 83° 00' 55" W //

	2026
Total Market	\$273,006
Total Assessed	\$273,006
Total Exempt	\$0
Total Taxable	\$273,006
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$245,706	\$230,351	\$210,617	\$182,085	\$153,574	\$140,405
Total Extra Features	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300
Total Market Land	\$25,000	\$18,000	\$18,000	\$18,000	\$18,000	\$17,846
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$273,006	\$250,651	\$230,917	\$202,385	\$173,874	\$160,551
Total Assessed	\$273,006	\$250,651	\$140,617	\$136,521	\$132,545	\$130,715
Total Exempt	\$0	\$0	\$55,000	\$50,500	\$50,500	\$50,500
Total Taxable	\$273,006	\$250,651	\$85,617	\$86,021	\$82,045	\$80,215
SOH Diff	\$0	\$0	\$90,300	\$65,864	\$41,329	\$29,836

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1555/547	2025-11-21	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$360,000	Grantor: HIRSH MICHAEL Grantee: CISNEROS JOSEPH
<u>QC</u> 1517/823	2024-06-11	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: HIRSH MICHAEL AS PR Grantee: HIRSH MICHAEL
<u>PB</u> 1507/192	2024-01-29	<u>U</u>	<u>18</u>	PROBATE	Improved	\$0	Grantor: CLERK OF COURT (HIRSH MARLENE R ESTATE) Grantee: HIRSH MICHAEL
<u>WD</u> 0438/0155	1979-11-26	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$59,490	Grantor: BILLY EARL SANDERS & EUNICE LOUISE SANDERS Grantee: HERBERT L HIRSH & MARLENE HIRSH

Buildings

Building # 1, Section # 1, 140405, SFR

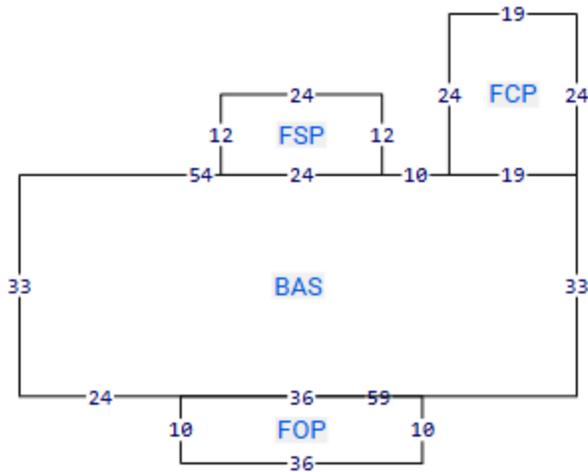
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2739	\$378,010	1974	1974	3,843	0.00%	35.00%	65.00%	\$245,706

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	04	PLYWOOD
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	5.00	
BTH	Bathrooms	4.50	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,739	100%	2,739
<u>FCP</u>	456	25%	114
<u>FOP</u>	360	30%	108
<u>FSP</u>	288	40%	115



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	0	100%	\$2,000

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0294	SHED WOOD/VINYL			1.00	\$0.00	0	100%	\$300

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR		.00	.00	5.00	\$5,000.00/AC	5.00	1.00	\$25,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Dec 15, 2025	000054668	REMODEL	PENDING	Remodel

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of January 02, 2026.