

BEG SE COR OF NE1/4 OF SW1/4 OF
315.19 FT, N 395.12 FT, E 82.70
FT TO S R/W LINE OF CR-250, N 70

KC MAVERICK HOMES, LLC
1074 NE GUM SWAMP RD
LAKE CITY, FL 32055

2023

21-3S-17-05531-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 80
Exterior Wall	19 COMMON BRK 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0100 SINGLE FAMILY

NEIGHBORHOOD/LOC		21317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2, 116	100	2, 116	127, 417
FOP	56	30	17	1, 024
FOP	224	30	67	4, 035
FSP	1, 036	40	414	24, 929
UST	480	45	216	13, 007

EXTRA FEATURES	
L N	OB/XF CODE
1	0021
2	0021
3	0294
4	0190

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	0021	BARN, FR AE	0	0	31	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0021	BARN, FR AE	0	0	20	36	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	10	21	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION	
L N	USE CODE
1	0100

REVIEW DATE 08/17/2021 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,830	97.5110	92.64	262,171	1955	1985	0	0	0 35.00	65.00
1 SINGLE FAM - 0% - 2022											
HX Base Yr											

1074 NE GUM SWAMP RD, LAKE CITY										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	0	0	3	100	800				
1.00	UT	0.00	0.00	100	0	0	3	100	1,200				
1.00	UT	0.00	0.00	100	0	0	3	100	250				
1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200				

TOTAL OB/XF											
3,450											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0100	SFR	0			0.00	0.00	5.00	AC		1.00

Total Acres: 5.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
2			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		170,411	
TOTAL MARKET OB/XF VALUE		3,450	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		196,361	
SOH/AGL Deduction		4,058	
ASSESSED VALUE		192,303	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		192,303	
TOTAL JUST VALUE		196,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042518	Electrical Servic	0	08/10/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1430/1091	2/03/2021	CT	U	I	18	97,000	
GRANTOR: CLERK OF COURT							
GRANTEE: KC MAVERICK HOMES,							
1100/0384	6/26/2006	WD	Q	I		235,000	
GRANTOR: ALONSO & ADRIHANAH WA							
GRANTEE: LEMLEY COLLEEN M							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S6 W8 UST= W20 FSP= N6 W28 S37 E28 N31\$ S24 E20 N24\$ S24 FOP= S7 E8 N7 W8\$ E8 S7 E20 FOP= E32 N7 W32 S7\$ N7 E32 N8 E16 N14 W16 N8\$.	

OTHER ADJUSTMENTS AND NOTES											

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