

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

2025

21-3S-17-05531-000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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
MAP NUM	
MKT AREA	06

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	140,827
FOP	56	30	17	1,132
FOP	224	30	67	4,459
FSP	1,036	40	414	27,553
UST	480	45	216	14,375
TOTALS	3,912		2,830	188,347

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0021	BARN,FR AE	0 0	31 12
2	0021	BARN,FR AE	0 0	20 36
3	0294	SHED WOOD/	0 0	10 21
4	0190	FPLC PF	0 0	0 0

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	CLS	LAND USE DESCRIPTION	CAP
1	0100	C	SFR	0

REVIEW DATE 06/06/2023 BY HC

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	102.39	289,764	1955	1985	0	0	0	35.00	65.00
1 SINGLE FAM - 0% - 2022												
Heated Area: 2116												
HX Base Yr												

TOTAL OB/XF													
3,450													

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	22,500							

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

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,347	
TOTAL MARKET OB/XF VALUE		3,450	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		214,297	
SOH/AGL Deduction		0	
ASSESSED VALUE		214,297	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		214,297	
TOTAL JUST VALUE		214,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047338	Remodel	13,483	05/31/2023
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									
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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\$.									

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