SW1/4 OF NE1/4 EX 5 AC DESC IN Q
LE 332 591, 757-1645, 871-807,

THOMAS JOSHUA LEVI/THOMAS BRANDON JULIAN
261 SW GUNTHER CT
LAKE CITY, FL 32024

2026

31-3S-16-02414-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

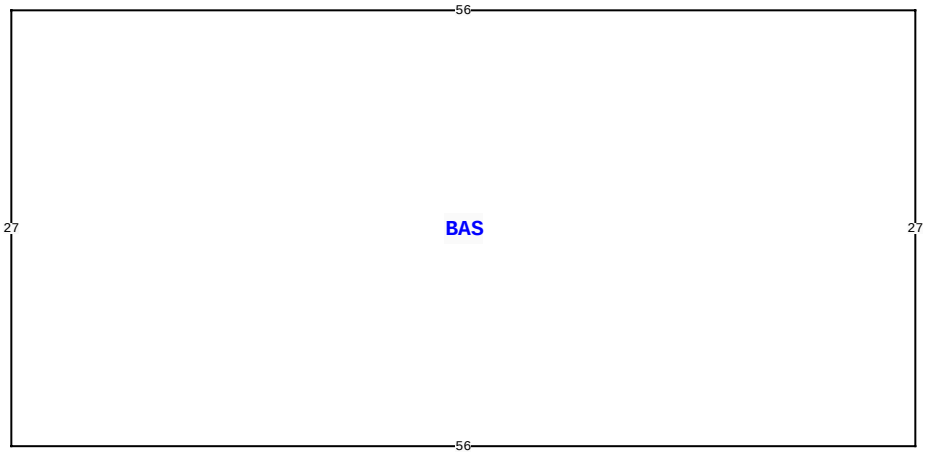
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	90,603
TOTALS	1,512			1,512	90,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.9000	108.95	164,732	2003	2002	0	0	0	45.00	55.00

1 MANUF 1 50% - 2003 Heated Area: 1512 HX Base Yr 2003



261 SW GUNTHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,664
TOTAL MARKET OB/XF VALUE		19,850
TOTAL LAND VALUE - MARKET		192,500
TOTAL MARKET VALUE		163,534
SOH/AGL Deduction		38,919
ASSESSED VALUE		124,615
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		99,615
TOTAL JUST VALUE		341,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35631	M H	397	08/01/2017
19984	M H	125	09/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0871/0807	11/30/1998	QC	Q	I	01	0

GRANTOR: E D & VELMA THOMAS (R

GRANTEE: JOSHUA L & BRANDON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0030	BARN,MT	0	50	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0296	SHED METAL	0	50	12	30	360.00	UT	9.00	9.00	100	2014	2014	3	100	3,240	
4	0296	SHED METAL	0	50	10	14	140.00	UT	9.00	9.00	100	2014	2014	3	100	1,260	
5	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0031	BARN,MT AE	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 19,850

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	0200	C	MBL HM	50		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	280.00	280.00	9,520							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	187,000							

REVIEW DATE 07/17/2023 BY KS Total Acres: 35.00 Total Land Value: 15,020 Market: 187,000 Agricultural: 9,520 Common: 5,500 PRINTED 10/10/2025 BY SYS

SW1/4 OF NE1/4 EX 5 AC DESC IN Q
LE 332 591, 757-1645, 871-807,

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2026

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BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

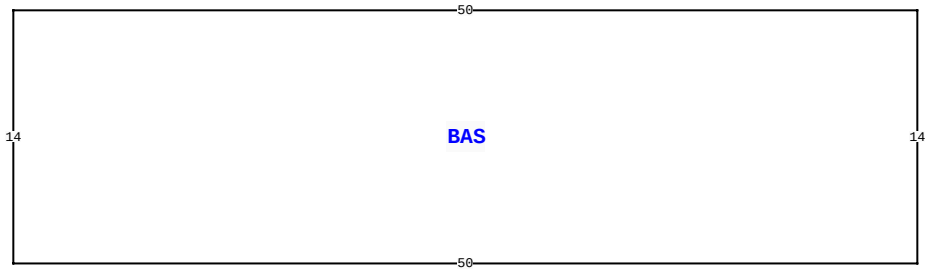
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	38,061
TOTALS	700			700	38,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	700	105.1650	98.86	69,202	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2003 Heated Area: 700 HX Base Yr 2003



261 SW GUNTHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: E D & VELMA THOMAS (R

GRANTEE: JOSHUA L & BRANDON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S14 E50 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/17/2023 BY KS Total Acres: 35.00 Total Land Value: 15,020 Market: 187,000 Agricultural: 9,520 Common: 5,500 PRINTED 10/10/2025 BY SYS