

THOMAS TERRY ALVA
497 SW GUNTHER CT
LAKE CITY, FL 32024

31-3S-16-02418-004



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

19

COMMON BRK 60

0100

Exterior Wall

12

CEDAR 40

01

Roof Structur

03

GABLE/HIP 100

117.4140

Roof Cover

12

MODULAR MT 100

131.50

Interior Wall

05

DRYWALL 100

231,572

Interior Floo

14

CARPET 90

1950

Interior Floo

08

SHT VINYL 10

1970

Air Condition

03

CENTRAL 100

0

Heating Type

04

AIR DUCTED 100

0

Bedrooms

3

100

0

Bathrooms

2

100

0

Frame Stories

01

NONE 100

1

Architectual

05

CONV 100

0

Units

03

Condition Adj

03

Kitchen Adjus

01

01

100

Quality

05

05

05

DOR CODE

0100

SINGLE FAMILY

01

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

31316.00

1.00/

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,556

100

2024

FCP

238

25

115

FOP

384

30

30

UOP

150

20

2,564

TOTALS

2,328

1,761

150,522

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

VALUATION SUMMARY

0100011,761117.4140131.50231,572195019700035.0065.00

1 SINGLE FAM 100% - 0Heated Area: 1556HX Base Yr

Diagram showing building footprint (BAS) and surrounding areas (FCP, UOP).

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE150,522

TOTAL MARKET OB/XF VALUE449

TOTAL LAND VALUE - MARKET15,000

TOTAL MARKET VALUE165,971

SOH/AGL Deduction94,064

ASSESSED VALUE71,907

TOTAL EXEMPTION VALUEHX HB46,907

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE165,971

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE165,971

BLDG:1:1: HOUSE MOVED ON PROPERTY REMOLDED

SALE:1:1: 1 ACRE

PERMIT NUMDESCRIPTIONAMTISSUED

6172ADDN SFR13,00007/02/1992

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / V / I / RSN CD SALE PRICE

0758/20064/10/1992WD Q V 030

GRANTOR: E D THOMAS

GRANTEE: TERRY THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S16 W10 S10 E12 E54 N26 \$

FCP=[ORIG=-66,16] N7 W14 S17 E14 N10 \$

UOP=[ORIG=-54,26] S10 E15 N10 W15 \$

FOP=[YR=2024;ORIG=-56,-12] E32 S12 W32 N12 \$

LAND DESCRIPTIONTOTAL OB/XF449

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR100A-10.000.001.00AC1.001.001.0015,000.0015,000.0015,000

REVIEW DATE07/17/2023BYKS

Total Acres: 1.00Total Land Value: 15,000Market: 0Agricultural: 0Common: 15,000PRINTED 10/10/2025 BY SYS