COMM NE COR OF SW1/4 OF NE1/4, S
FT TO S R/W OF SW ARBOR LN & POB
FT, W 210.02 FT, N 4 DEG E 1041.

THOMAS JOSHUA L/THOMAS NICKI L
261 SW GUNTHER CT
LAKE CITY, FL 32024

2027

31-3S-16-02414-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

360 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,950
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	16,350
SOH/AGL Deduction	0
ASSESSED VALUE	16,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,350
TOTAL JUST VALUE	69,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044435	Mobile Home		05/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1391	4/04/2022	QC	U	V	11	100

GRANTOR: THOMAS JOSHUA LEVI

GRANTEE: THOMAS JOSHUA L

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	13	25	325.00	UT	18.00	18.00	100	2024	2023		100	5,850	
3	0060	CARPORT F	0	0	24	25	600.00	UT	3.50	3.50	100	2024	2023		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 14,950

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 07/17/2023 BY JB Total Acres: 5.00 Total Land Value: 1,400 Market: 55,000 Agricultural: 1,400 Common: 0 PRINTED 11/17/2026 BY SYS