

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

2026

31-3S-16-02414-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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											
																				BLD DATE LGL DATE XF DATE LAND DATE 04/07/2025 MLU INC DATE AG DATE											
TOTALS																				360 SW ARBOR LN, LAKE CITY											
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														
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															
																				TOTAL OB/XF 14,950											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/08/2026 BY SYS																															