COMM SW COR OF SW1/4 OF SE1/4, N POB, N 208 FT, E 209.42 FT, S 20 FT TO POB.

THOMAS STEVEN THOMAS
691 SW GUNTHER CT
LAKE CITY, FL 32024

2027

31-3S-16-02418-001

BUILDING CHARACTERISTICS

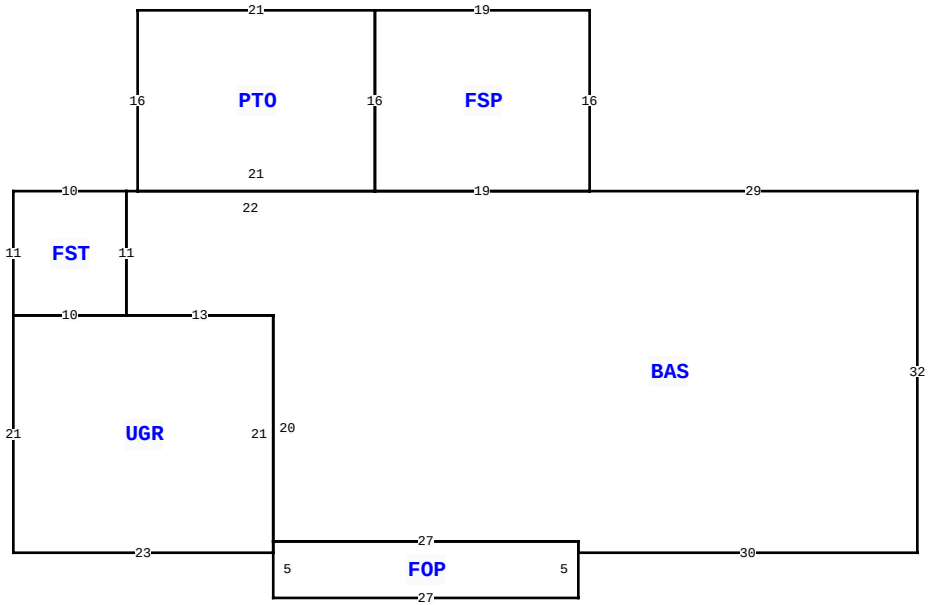
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,940	100		1,940	162,807
FOP	135	30		40	3,357
FSP	304	40		122	10,238
FST	110	55		60	5,036
PTO	336	5		17	1,427
UGR	483	45		217	18,211
TOTALS	3,308			2,396	201,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	117.3700	129.11	309,348	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1940 HX Base Yr



691 SW GUNTHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,470	
3	0166	CONC,PAVMT	0	100	17	24	408.00	UT	1.50	1.50	100	1993	1993	3	100	612	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	201,076
TOTAL MARKET OB/XF VALUE	4,382
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	223,458
SOH/AGL Deduction	102,212
ASSESSED VALUE	121,246
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	69,835
TOTAL JUST VALUE	223,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37308	MAINT/ALTR	75	10/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1538	9/26/2023	LE	U	I	14	100
GRANTOR: THOMAS STEVEN THOMAS						
GRANTEE: THOMAS STEVEN THOMA						
0930/1006	6/29/2001	WD	Q	I	06	80,000
GRANTOR: CATHERINE E THOMAS						
GRANTEE: THOMAS STEVE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N16 W19 S16 E19$ W19 PTO= N16 W21 S16 E21$ W22
FST= W10 S11 E10 N11$ S11 UGR= W10 S21 E23 N21 W13$ E13 S20
FOP= S5 E27 N5 W27$ E27 S1 E30 N32$.

LAND DESCRIPTION

TOTAL OB/XF 4,382

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/17/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS