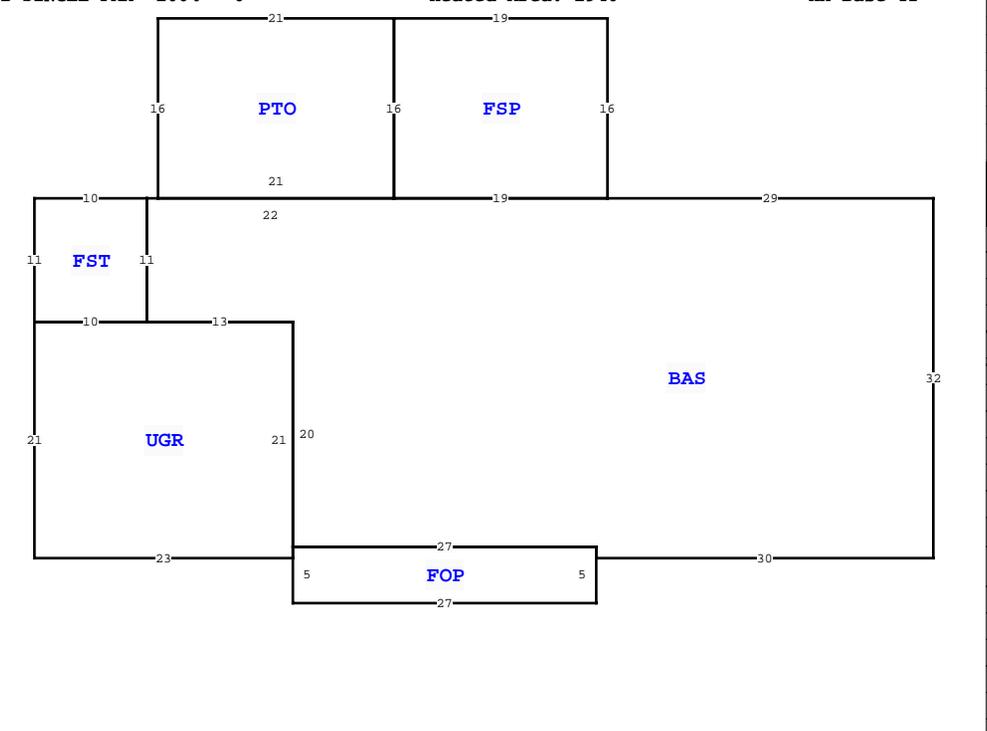




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	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

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	131.45	314,954	1980	1980	0	0	35.00	65.00		



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	165,758
FOP	135	30		40	3,418
FSP	304	40		122	10,424
FST	110	55		60	5,127
PTO	336	5		17	1,453
UGR	483	45		217	18,541
TOTALS	3,308			2,396	204,720

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			204,720	
TOTAL MARKET OB/XF VALUE			4,382	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			227,102	
SOH/AGL Deduction			109,387	
ASSESSED VALUE			117,715	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			66,304	
TOTAL JUST VALUE			227,102	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			224,102	

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	I	14	100

GRANTOR: THOMAS STEVEN THOMAS  
GRANTEE: THOMAS STEVEN THOMA

0930/1006	6/29/2001	WD Q	I	06	80,000
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GRANTOR: CATHERINE E THOMAS  
GRANTEE: THOMAS STEVE THOMAS

EXTRA FEATURES		691 SW GUNTHER CT, LAKE CITY	
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

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

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								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							