NW1/4 OF SE1/4, EX 1 AC DESC ORB
AC DESC ORB 1355-913 & EX 2.01 A
1527-270.

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

2026

31-3S-16-02418-003

COLUMBIA COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,392
TOTAL LAND VALUE - MARKET	209,940
TOTAL MARKET VALUE	19,189
SOH/AGL Deduction	0
ASSESSED VALUE	19,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,189
TOTAL JUST VALUE	219,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
871/811	11/30/1998	QC	U	V	11	100

GRANTOR: THOMAS E D JR

GRANTEE: THOMAS TERRY ALVA

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0030	BARN,MT	0	0	24	28	672.00	UT	11.00	11.00	100	2014	2014	3	100	7,392	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,392

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	34.99	AC		1.00	1.00	1.00	280.00	280.00	9,797							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.99	AC		1.00	1.00	1.00	6,000.00	6,000.00	209,940							

REVIEW DATE 07/17/2023 BY KS Total Acres: 34.99 Total Land Value: 9,797 Market: 209,940 Agricultural: 9,797 Common: 0 PRINTED 06/08/2026 BY SYS