COMM NW COR OF NW1/4 OF SE1/4, S
POB, CONT S 210 FT, E 210 FT, N
TO POB.

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

2027

31-3S-16-02418-004

BUILDING CHARACTERISTICS

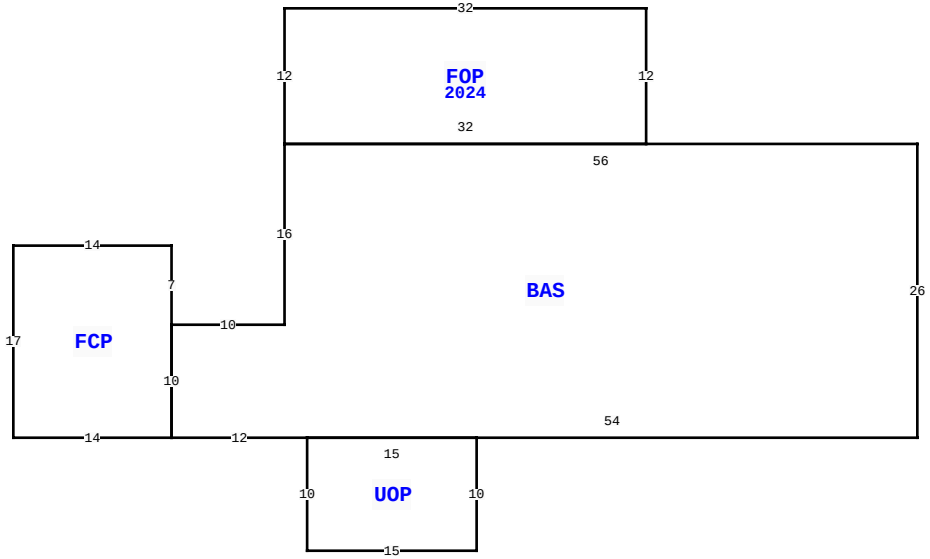
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,556	100		1,556	130,632
FCP	238	25		60	5,038
FOP	384	30	2024	115	9,654
UOP	150	20		30	2,519
TOTALS	2,328			1,761	147,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	117.4140	129.16	227,451	1950	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1556 HX Base Yr



497 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	0166	CONC,PAVMT	0	100	0	0	321.00	UT	1.40	1.40	100	1993	1993	3	100	449	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,843
TOTAL MARKET OB/XF VALUE		449
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		166,292
SOH/AGL Deduction		92,443
ASSESSED VALUE		73,849
TOTAL EXEMPTION VALUE	HX HB	48,849
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		166,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,971

BLDG:1:1: HOUSE MOVED ON PROPERTY REMOLDED

SALE:1:1: 1 ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6172	ADDN SFR	13,000	07/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0758/2006	4/10/1992	WD	Q	V	03	0

GRANTOR: E D THOMAS

GRANTEE: TERRY THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S16 W10 S10 E12 E54 N26 $
FCP=[ORIG=-66,16] N7 W14 S17 E14 N10 $
UOP=[ORIG=-54,26] S10 E15 N10 W15 $
FOP=[YR=2024;ORIG=-56,-12] E32 S12 W32 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 449

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