BEG NW COR OF NW1/4 OF SE1/4, E
208.71 FT, W 417.42 FT TO W LINE
SE1/4 OF SEC 31, N 208.71 FT TO

THOMAS MICHAEL N
721 SW GABRIEL PL
LAKE CITY, FL 32024

2026

31-3S-16-02418-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	07	07

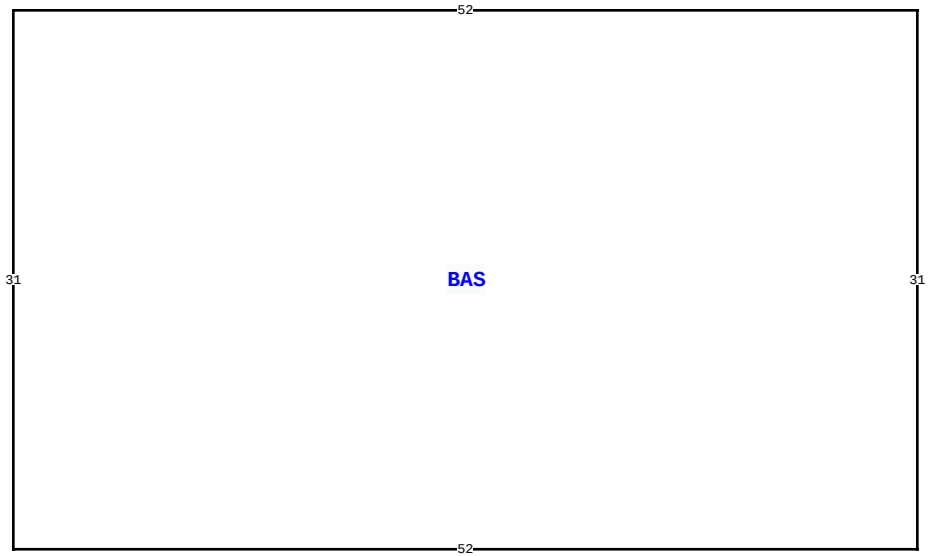
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 31316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	189,349
TOTALS	1,612			1,612	189,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,612	140.4000	131.98	212,752	2019	2019	0	0	0	11.00	89.00

1 MODULAR 1 100% - 2024 Heated Area: 1612 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,349
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		221,349
SOH/AGL Deduction		4,804
ASSESSED VALUE		216,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,134
TOTAL JUST VALUE		221,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37583	M H	425	01/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0913	3/12/2018	WD	U	V	30	100

GRANTOR: TERRY A THOMAS
GRANTEE: MICHAEL N THOMAS

369 SW GUNTHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S31 E52 N31$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 07/17/2023 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 06/08/2026 BY SYS