BEGIN AT SW COR OF NW 1/4 OF SE
209.75 FT, W 419 FT, S 209.75 FT

THOMAS STEPHEN RHETT
573 SW GUNTHER CT
LAKE CITY, FL 32024

2027

31-3S-16-02418-006

BUILDING CHARACTERISTICS

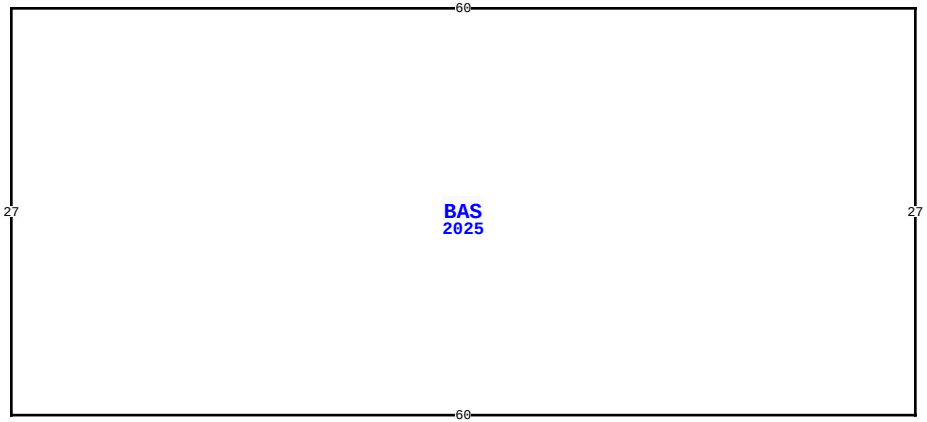
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE 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	1,620	100	2025	1,620	172,223
TOTALS	1,620			1,620	172,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	113.0000	108.48	175,738	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1620 HX Base Yr 2026



573 SW GUNTHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,223
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		32,160
TOTAL MARKET VALUE		211,383
SOH/AGL Deduction		0
ASSESSED VALUE		211,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,972
TOTAL JUST VALUE		211,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051911	Mobile Home		12/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/301	11/21/2024	WD	U	V	11	100
GRANTOR: THOMAS TERRY ALVA						
GRANTEE: THOMAS STEPHEN RHET						
1527/331	11/08/2024	QC	U	V	11	0
GRANTOR: THOMAS TERRY ALVA						
GRANTEE: THOMAS STEPHEN RHET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,6] E60 S27 W60 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,160							

REVIEW DATE 03/10/2025 BY randall Total Acres: 2.01 Total Land Value: 32,160 Market: 0 Agricultural: 0 Common: 32,160 PRINTED 11/17/2026 BY SYS