BEG NE COR OF NE1/4 OF SE1/4, S
1330.27 FT TO W LINE OF NE1/4 OF
896.14 FT TO NW COR OF NE1/4 OF

THOMAS TERRY "CHUBBY"
497 SW GUNTHER CT
LAKE CITY, FL 32024

2027

31-3S-16-02419-000

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	167,700
TOTAL MARKET VALUE	7,324
SOH/AGL Deduction	0
ASSESSED VALUE	7,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,324
TOTAL JUST VALUE	167,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24418	M H	275	04/24/2006
16307	M H	125	11/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1896	9/02/2020	PB	U	I	14	0
GRANTOR: CLERK OF COURT (VELMA						
GRANTEE: TERRY "CHUBBY" THOM						
1419/1329	6/02/2020	QC	U	V	11	100
GRANTOR: SADIE KAY THOMAS & ET						
GRANTEE: TERRY "CHUBBY" THOM						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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					25.80	AC		1.00	1.00	1.00	280.00	280.00	7,224							
2	9910	M	MKT.VAL.AG	0					25.80	AC		1.00	1.00	1.00	6,500.00	6,500.00	167,700							

REVIEW DATE 07/17/2023 BY KS Total Acres: 25.80 Total Land Value: 7,224 Market: 167,700 Agricultural: 7,224 Common: 0 PRINTED 11/17/2026 BY SYS