

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

2026

31-3S-16-02419-000
31-3S-16-02419-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 154,900																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 24418 M H 275 04/24/2006 16307 M H 125 11/18/1999																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1418/1896</td> <td>9/02/2020</td> <td>PB U</td> <td></td> <td>I</td> <td>14</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT (VELMA)</td> </tr> <tr> <td colspan="7">GRANTEE: TERRY "CHUBBY" THOM</td> </tr> <tr> <td>1419/1329</td> <td>6/02/2020</td> <td>QC U</td> <td>V</td> <td></td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: SADIE KAY THOMAS & ET</td> </tr> <tr> <td colspan="7">GRANTEE: TERRY "CHUBBY" THOM</td> </tr> </tbody> </table>										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						
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TOTALS																																																																														
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																																																															
1	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																																																																
LAND DESCRIPTION																																																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/08/2026 BY SYS																																																																														