

BEG SE COR OF NE1/4 OF SE1/4, N
 1330.27 FT TO W LINE OF NE1/4 OF
 FT, S 496.48 FT, E 1328.77 FT TO

THOMAS STEVE
 691 SW GUNTHER CT
 LAKE CITY, FL 32024

2026

31-3S-16-02419-001


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 0 TOTAL LAND VALUE - MARKET 177,450 TOTAL MARKET VALUE 7,644 SOH/AGL Deduction 0 ASSESSED VALUE 7,644 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,644 TOTAL JUST VALUE 177,450 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 163,800																																					
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																					
																				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>1499/1541</td> <td>9/26/2023</td> <td>LE</td> <td>U</td> <td>V</td> <td>14</td> <td>100</td> </tr> </tbody> </table> GRANTOR: THOMAS STEVEN GRANTEE: THOMAS STEVEN THOMA <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>1419/1324</td> <td>6/02/2020</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SADIE KAY THOMAS & ET GRANTEE: STEVE THOMAS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1499/1541	9/26/2023	LE	U	V	14	100	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1419/1324	6/02/2020	QC	U	V	11	100
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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																																									
																	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	6200	A	PASTURE 3	0					27.30	AC		1.00	1.00	1.00	280.00	280.00	7,644																																								
2	9910	M	MKT.VAL.AG	0					27.30	AC		1.00	1.00	1.00	6,500.00	6,500.00	177,450																																								
REVIEW DATE 05/04/2026 BY MLU Total Acres: 27.30 Total Land Value: 7,644 Market: 177,450 Agricultural: 7,644 Common: 0 PRINTED 06/08/2026 BY SYS																																																									