LOT 50 UNIT 2 & LOTS 1 & 2 UNIT
ESTATES.

GUTHRIE JUSTIN C
616 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00587-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

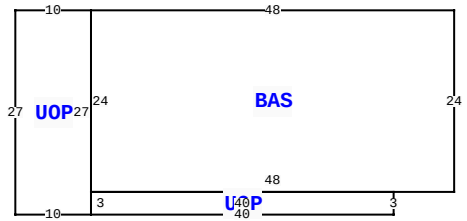
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 02
NEIGHBORHOOD/LOC	100000.02	1.00/

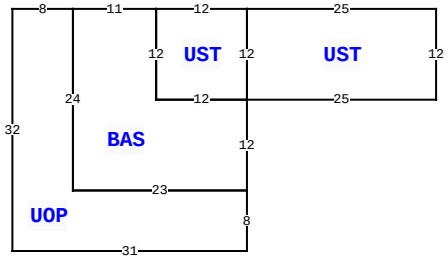
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	24,765
BAS	1,152	100		1,152	69,924
UOP	120	25		30	1,821
UOP	270	25		68	4,127
UOP	440	25		110	6,677
UST	144	45		65	3,945
UST	300	45		135	8,194
TOTALS	2,834			1,968	119,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,968	117.4000	110.36	217,188	1991	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1560 HX Base Yr 2005





616 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,453
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		141,750
TOTAL MARKET VALUE		270,403
SOH/AGL Deduction		129,947
ASSESSED VALUE		140,456
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,734
TOTAL JUST VALUE		270,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,403

SALE:1:1: LOT 50 UNIT 2 THREE RIVERS ESTATES

XFOB:1:1: SUNVIEW MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/2292	6/03/2013	WD	Q	V	01	17,500
GRANTOR: PAULETTE JOHNSON						
GRANTEE: JUSTIN C GUTHRIE						
1036/2711	1/27/2005	WD	Q	V		15,000
GRANTOR: LEWIS F & STELLA M GO						
GRANTEE: PAULETTE JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-30] N24 W48 S24 E48 $
UOP=[ORIG=-11,0] W8 S32 E31 N8 W23 N24 $
BAS=[ORIG=0,0] W11 S24 E23 N12 W12 N12 $
UST=[ORIG=12,12] E25 N12 W25 S12 $
UOP=[ORIG=-48,-54] W10 S27 E10 N27 $
UST=[ORIG=0,0] S12 E12 N12 W12 $
UOP=[ORIG=-48,-30] S3 E40 N3 W40 $
.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
5	0166	CONC,PAVMT	0	100	12	25	300.00	UT	2.00	2.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0132	C	SFR RIVER	100		A-1	0.00	0.00	129.00	FF		1.00	1.00	1.00	750.00	750.00	96,750							
2	0020	C	VAC/WATER	100		00	0.00	0.00	75.00	FF		1.00	1.00	0.80	750.00	600.00	45,000							

REVIEW DATE 12/07/2016 BY DF Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 11/19/2025 BY SYS