LOT 93 UNIT 20 THREE RIVERS ESTA
630-056, 1033-2241, PB 1218-1957

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

2026

00-00-00-01283-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

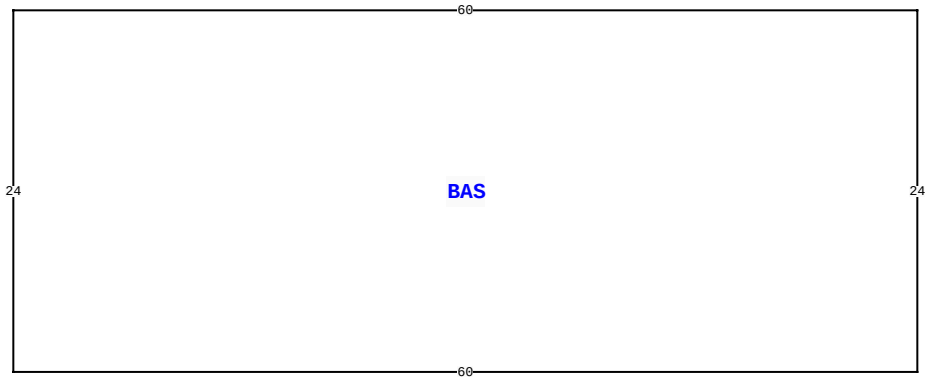
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.20	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	22,994
TOTALS	1,440			1,440	22,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	66.5400	39.92	57,485	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,994
TOTAL MARKET OB/XF VALUE	10,250
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	53,244
SOH/AGL Deduction	6,389
ASSESSED VALUE	46,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,855
TOTAL JUST VALUE	53,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20580	M H	125	04/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1218/1960	7/28/2011	WD	Q	I	01	17,000
GRANTOR: ROBERT D ROMINE						
GRANTEE: JUSTIN GUTHRIE						
1033/2241	12/15/2004	QC	Q	I	06	52,500
GRANTOR: PHYLLIS E LEWIS-ROMIN						
GRANTEE: PEARL T ROMINE						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

2192 SW NEWARK DR, FORT WHITE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	100	2005	2005	3	100	2,000	
2	0296	SHED METAL	0	0	5	20	100.00	UT	5.00	5.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,250

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	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/05/2016 BY DF Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2025 BY SYS