LOTS 39, 40, & 41 BLOCK 4 HOLLIN
S/D & EX SOUTH 10 FT OF LOT 39 B
1396-487.

GUTHRIE MARK F/GUTHRIE GARY M
108 SW MERIDIAN CT
FORT WHITE, FL 32038

2026

19-7S-16-04259-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

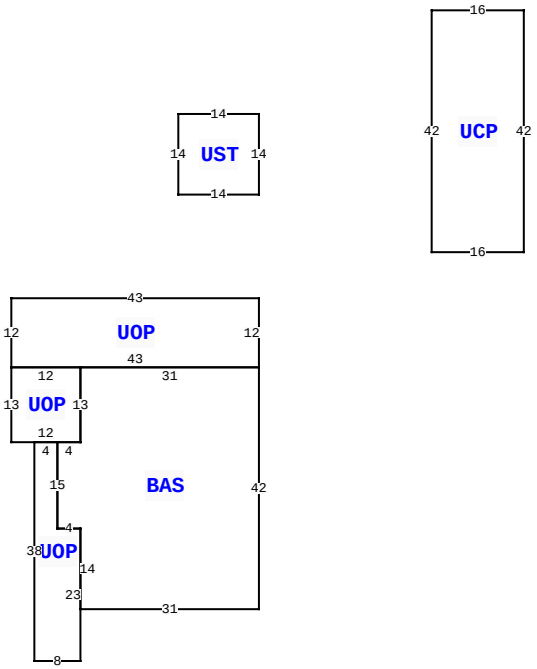
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100		1,362	80,462
UCP	672	20		134	7,916
UOP	156	20		31	1,831
UOP	244	20		49	2,895
UOP	516	20		103	6,085
UST	196	45		88	5,198
TOTALS	3,146			1,767	104,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,767	80.7030	98.46	173,979	1970	1970	0	0	0	40.00	60.00

1 SFR PILING 0% - 2024 Heated Area: 1362 HX Base Yr



108 SW MERIDIAN CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	104,387
TOTAL MARKET OB/XF VALUE	1,114
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	240,501
SOH/AGL Deduction	0
ASSESSED VALUE	240,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,501
TOTAL JUST VALUE	240,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048084	Electrical Servic	0	09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1422/2076	10/19/2020	QC	U	I	11	100
GRANTOR: JOHN R GUTHRIE						
GRANTEE: NICOLE PISTORIUS &						
0943/0798	6/29/2001	QC	Q	I	06	100
GRANTOR: HELEN M GUTHRIE						
GRANTEE: MARK F, GARY M, & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= W12 S13 E12 N13$ S13 W4 UOP= W4 S38 E8 N23 W4 N15$ S15 E4 S14 E31 N42$ UOP= N12 W43 S12 E43$ PTR=N30 UST= N14 W14 S14 E14$ S30$ PTR= N20 E30 UCP= E16 N42 W16 S42$ S20 W30$.

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	0084	DOCK-RIVER	0	0	12	16	192.00	UT	14.50	14.50	100	2009	2009	3	40	1,114	

LAND DESCRIPTION

TOTAL OB/XF 1,114

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	0100	C	SFR	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.00	750.00	750.00	56,250							
2	0000	C	VAC RES	0		A-1	0.00	0.00	65.00	FF		1.00	1.00	0.75	750.00	562.50	36,562							
3	0000	C	VAC RES	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.75	750.00	562.50	42,188							

REVIEW DATE 09/19/2023 BY TW Total Acres: 1.21 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 10/03/2025 BY SYS