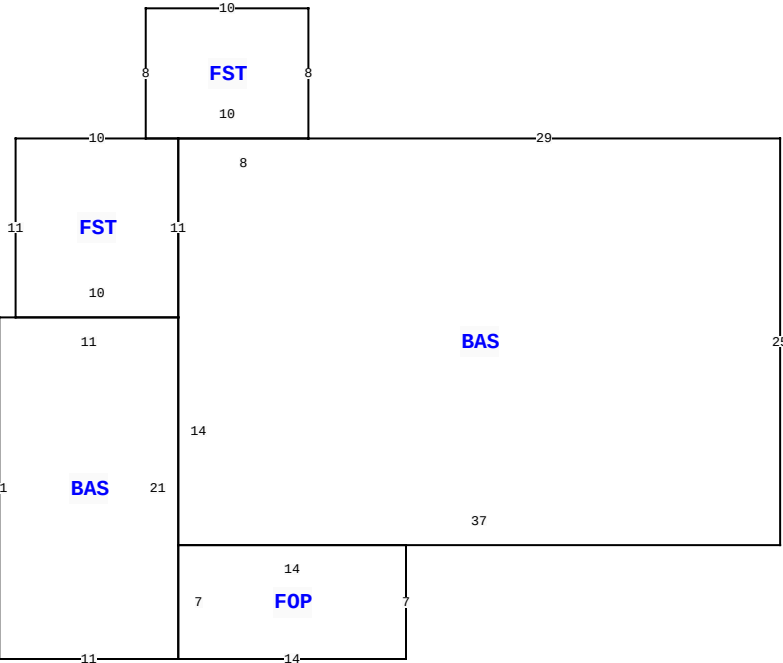


GUINN LORRAINE
1316 SW COUNTY RD 138
FT WHITE, FL 32038

25-7S-16-04319-002

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																	
Exterior Wall		31	VINYL SID 90							0100	01	1,289	113.4000	127.01	163,716	1976	1976	0	0	35.00	65.00	VALUATION BY					STANDARD												
Exterior Wall		05	AVERAGE 10							1 SINGLE FAM 100% - 0										Heated Area: 1156					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					106,415														
Roof Cover		14	PREFIN MT 100																	TOTAL MARKET OB/XF VALUE					4,850														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					59,600														
Interior Floo		14	CARPET 90																	TOTAL MARKET VALUE					170,865														
Interior Floo		06	VINYL ASB 10																	SOH/AGL Deduction					83,902														
Air Condition		03	CENTRAL 100							ASSESSED VALUE					86,963																								
Heating Type		04	AIR DUCTED 100							TOTAL EXEMPTION VALUE					98 HX HB 85,133																								
Bedrooms			3 100							BASE TAXABLE VALUE					1,830																								
Bathrooms			1 100							TOTAL JUST VALUE					170,865																								
Frame Stories		01	NONE 100							NCON VALUE					0																								
Architectual		1.	1. 100							INCOME VALUE																													
Units		05	CONV 100							PREVIOUS YEAR MKT VALUE					170,865																								
Condition Adj		03	03 100																																				
Kitchen Adjus		01	01 100																																				
Quality		05	05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							02																													
NEIGHBORHOOD/LOC		25716.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	231	100		231	19,070																																		
BAS	925	100		925	76,365																																		
FOP	98	30		29	2,394																																		
FST	80	55		44	3,632																																		
FST	110	55		60	4,954																																		
TOTALS		1,444		1,289	106,415																																		
EXTRA FEATURES					1316 SW COUNTY ROAD 138 , FORT WHITE										BLD DATE				LGL DATE		05/14/2024		MLU																
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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																								
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300																								
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600																								
4	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																								
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750																								
LAND DESCRIPTION		TOTAL OB/XF 4,850																																					
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	0100	C	SFR	100		A-1	0.00	0.00	4.96	AC		1.00	1.00	1.00	10,000.00	10,000.00	49,600																						
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000																						
REVIEW DATE 07/24/2015 BY TW Total Acres: 5.96 Total Land Value: 59,600 Market: 0 Agricultural: 0 Common: 59,600 PRINTED 11/19/2025 BY SYS																																							