LOT 1 WARNOCK FARMS.

889-2254 WD 1102-136

HOLDEN STEPHEN/HOLDEN LATIVIA
135 SW GUYNN FARM CT
FORT WHITE, FL 32038

2026

26-7S-16-04324-101

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

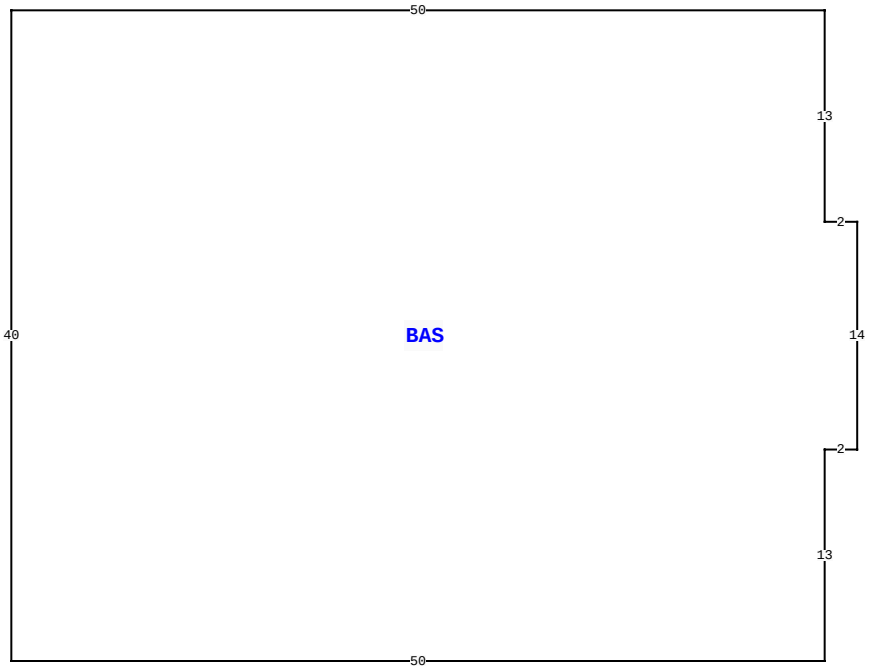
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100		2,028	119,426
TOTALS	2,028			2,028	119,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,028	113.9000	107.07	217,138	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2012 Heated Area: 2028 HX Base Yr 2012



135 SW GUYNN FARMS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,426
TOTAL MARKET OB/XF VALUE		10,175
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		179,701
SOH/AGL Deduction		91,643
ASSESSED VALUE		88,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,336
TOTAL JUST VALUE		179,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0136	11/09/2006	WD	Q	V	01	3,200
GRANTOR: LORENZO COLE						
GRANTEE: STEPHEN & LATIVIA H						
0889/2254	9/22/1999	WD	Q	V		18,500
GRANTOR: WARNOCK TRUSTEES						
GRANTEE: COLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S40 E50 N13 E2 N14 W2 N13$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,475	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,175

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 07/21/2015 BY TW Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS