BEGIN AT THE NW COR OF NW1/4 OF
E 1327.48 FT, S 466.70 FT, W 132
N 466.70 FT. TO POB & (EX 1 AC D

GUYNN RICHARD W
369 SW GUYNN FARMS CT
FORT WHITE, FL 32038

2026

26-7S-16-04335-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

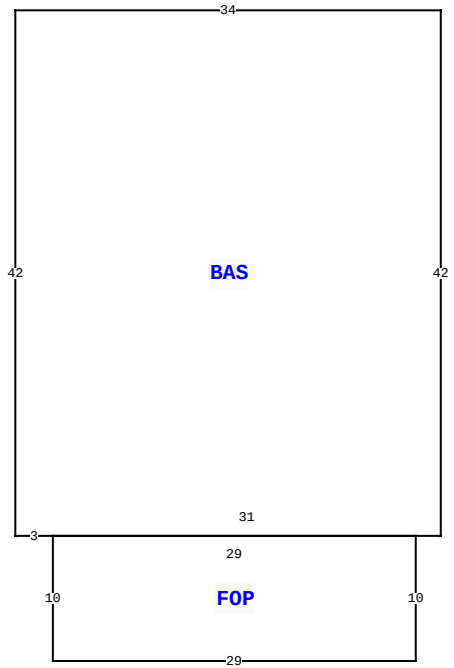
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,428	100		1,428	130,740
FOP	290	30		87	7,966
TOTALS	1,718			1,515	138,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	103.8015	116.26	176,134	2008	2008	0	0	0	21.25	78.75

2 SINGLE FAM 100% - 1997 Heated Area: 1428 HX Base Yr 1997



369 SW GUYNN FARMS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,706
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		118,800
TOTAL MARKET VALUE		183,335
SOH/AGL Deduction		63,038
ASSESSED VALUE		120,297
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,575
TOTAL JUST VALUE		261,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,007

BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29743	M H	653	10/26/2011
26071	SFR	452	07/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/2102	12/19/2014	WD	U	I	11	100
GRANTOR: RICHARD W GUYNN & EDW						
GRANTEE: RICHARD W GUYNN						
1235/1859	5/24/2012	WD	U	I	30	100
GRANTOR: RICHARD W GUYNN & EDW						
GRANTEE: RICHARD W GUYNN & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S42 E3 FOP= S10 E29 N10 W29$ E31 N42$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	0102	C	SFR/MH	100		00	0.00	0.00	4.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	37,800							
2	5600	A	TIMBER 3	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967							
3	5600	A	TIMBER 3	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	281.00	281.00	562							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

REVIEW DATE 07/21/2015 BY TW Total Acres: 13.20 Total Land Value: 40,329 Market: 81,000 Agricultural: 2,529 Common: 37,800 PRINTED 11/18/2025 BY SYS