BEG AT INTERS OF N LINE OF US-90
OF E1/2 OF SW1/4 OF NE1/4, RUN W
420 FT, E 141 FT, S 420 FT, W 10

GUTHRIE JOY
4437 E US HWY 90
LAKE CITY, FL 32055

2026

36-3S-17-07454-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

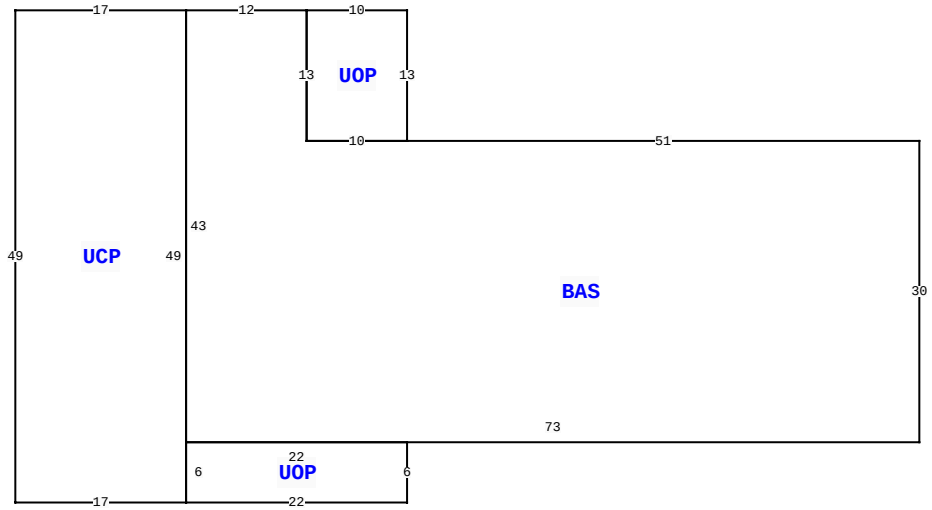
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100		2,346	172,817
UCP	833	20		167	12,302
UOP	130	20		26	1,916
UOP	132	20		26	1,916
TOTALS	3,441			2,565	188,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,565	101.1840	113.33	290,691	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2346 HX Base Yr



4437 E US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,949
TOTAL MARKET OB/XF VALUE		6,700
TOTAL LAND VALUE - MARKET		15,525
TOTAL MARKET VALUE		211,174
SOH/AGL Deduction		132,523
ASSESSED VALUE		78,651
TOTAL EXEMPTION VALUE	HX HB WX SX	78,651
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		211,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,174

SALE:2:1: SALE INCLUDED SW MH WHICH HAS TAGS.
SALE:1:1: DOT IS CHECKING (CHECKED)
PRMT:1:1: REROOFING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052854	Roof Replacement	17,935	04/08/2025
9491	M H	125	03/21/1995
6444	REMODEL	7,000	09/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0763/1999	8/06/1992	WD	Q	I		65,000
GRANTOR: JOSEPH SPECTOR						
GRANTEE: WAYNE GUTHRIE						
0715/0533	4/06/1990	WD	Q	I	06	53,500
GRANTOR: OPAL WAYNE						
GRANTEE: JOSEPH SPECTOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 UOP= N13 W10 S13 E10$ W10 N13 W12 UCP= W17 S49 E17 N49$ S43 UOP= S6 E22N6 W22$ E73 N30$.

EXTRA FEATURES

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,700

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			0.00	0.00	1.35	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,525							

REVIEW DATE 05/28/2025 BY chuck Total Acres: 1.35 Total Land Value: 15,525 Market: 0 Agricultural: 0 Common: 15,525 PRINTED 11/18/2025 BY SYS