E1/2 OF E1/2 OF SW1/4 OF NE1/4

495-366, DC 751-1909, 825-593, Q

GUYNN DONALD THOMAS/MILLER BONNIE F
262 SW GUYNN FARMS CT
FORT WHITE, FL 32038

2027

26-7S-16-04334-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

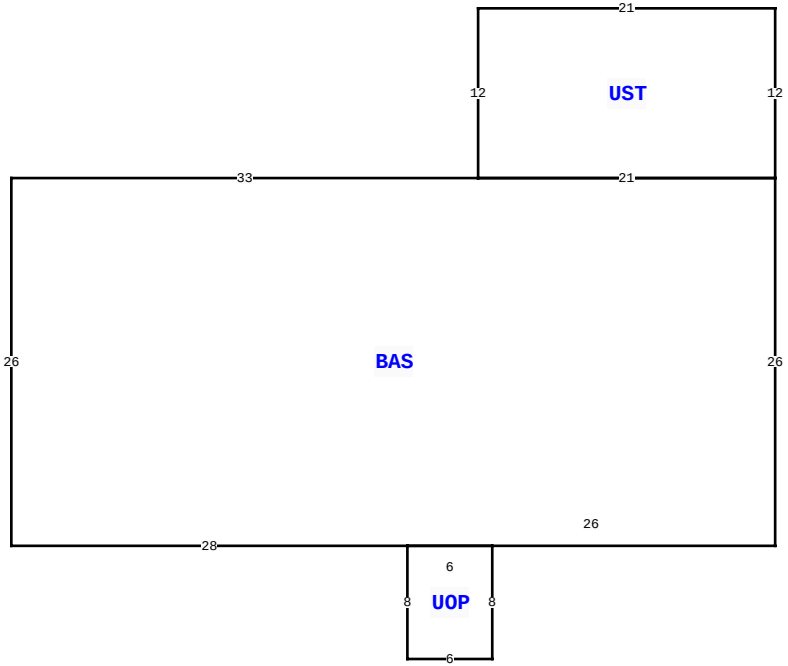
NEIGHBORHOOD/LOC 26716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	99,382
UOP	48	20		10	708
UST	252	45		113	7,999
TOTALS	1,704			1,527	108,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	99.0000	108.90	166,290	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1404 HX Base Yr 2002



262 SW GUYNN FARMS CT, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0252	LEAN-TO W/	0	100	16	26	416.00	UT	2.00	2.00	50	1993	1993	3	50	416	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,088
TOTAL MARKET OB/XF VALUE		1,916
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		220,004
SOH/AGL Deduction		109,041
ASSESSED VALUE		110,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,552
TOTAL JUST VALUE		220,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/0779	11/26/2019	WD	U	I	30	100
GRANTOR: DONALD T GUYNN & BONN						
GRANTEE: DONALD T GUYNN & BO						
0935/1045	9/17/2001	QC	Q	V	01	20,000
GRANTOR: LENORA GUYNN						
GRANTEE: DONALD T GUYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S26 E28 UOP= S8 E6 N8 W6$ E26 N26 UST= N12 W21 S12 E21$ W21$.

LAND DESCRIPTION

TOTAL OB/XF 1,916

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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 01/06/2011 BY DF Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS