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

2027

26-7S-16-04335-011

BUILDING CHARACTERISTICS

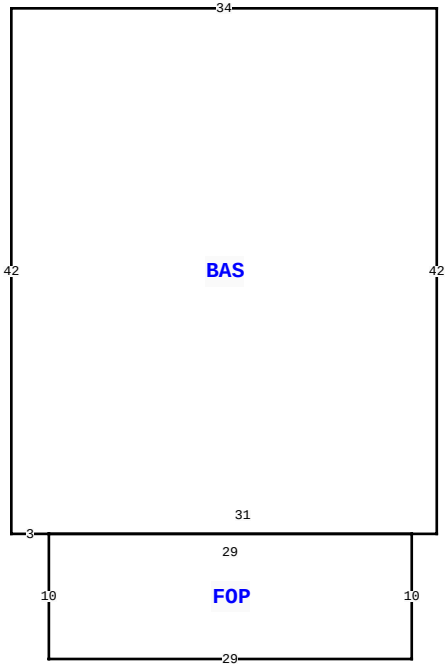
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	128,401
FOP	290	30		87	7,823
TOTALS	1,718			1,515	136,224

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	114.18	172,983	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	136,224
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	118,800
TOTAL MARKET VALUE	180,853
SOH/AGL Deduction	57,376
ASSESSED VALUE	123,477
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	72,066
TOTAL JUST VALUE	259,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,806

BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055240	Roof Replacement	18,977	03/16/2026
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 11/16/2026 BY SYS