

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

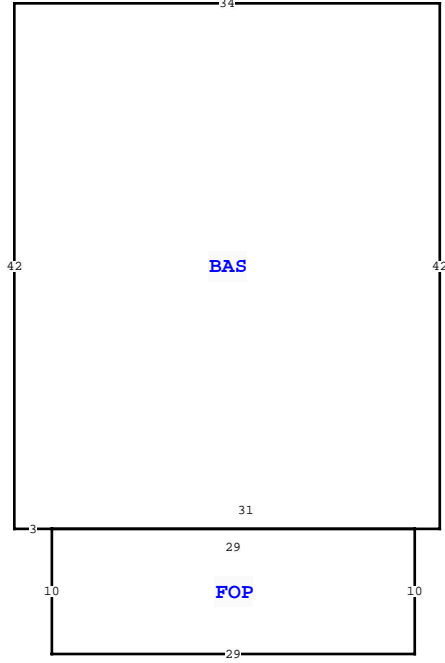
GUYNN RICHARD W
369 SW GUYNN FARMS CT
FORT WHITE, FL 32038

2026

26-7S-16-04335-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	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
BAS	1,428	100	
FOP	290	30	
TOTALS	1,718		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	- 1997	116.26	176,134	2008	2008	0	0	0	21.25	78.75
Heated Area: 1428 HX Base Yr 1997												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			63,381
ASSESSED VALUE			119,954
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			68,543
TOTAL JUST VALUE			261,806
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,007

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						

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
1	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2010	2010
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2010	2010
3	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2010	2010
4	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2010	2010
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2010	2010
6	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100		

TOTAL OB/XF												
4,300												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W34 S42 E3 FOP= S10 E29 N10 W29S E31 N42S.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0102	C	SFR/MH	100		00	0.00	0.00	4.20	AC		1.00
2	5600	A	TIMBER 3	0		00	0.00	0.00	7.00	AC		1.00
3	5600	A	TIMBER 3	0		00	0.00	0.00	2.00	AC		1.00
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	9,000.00	9,000.00	37,800							
1.00	281.00	281.00	1,967							
1.00	281.00	281.00	562							
1.00	9,000.00	9,000.00	81,000							