

COMM SE COR OF NE1/4, RUN W 332.  
 CONT W 624.81 FT TO W R/W OF CO  
 117.08 FT, CONT NE 87.41 FT, CON

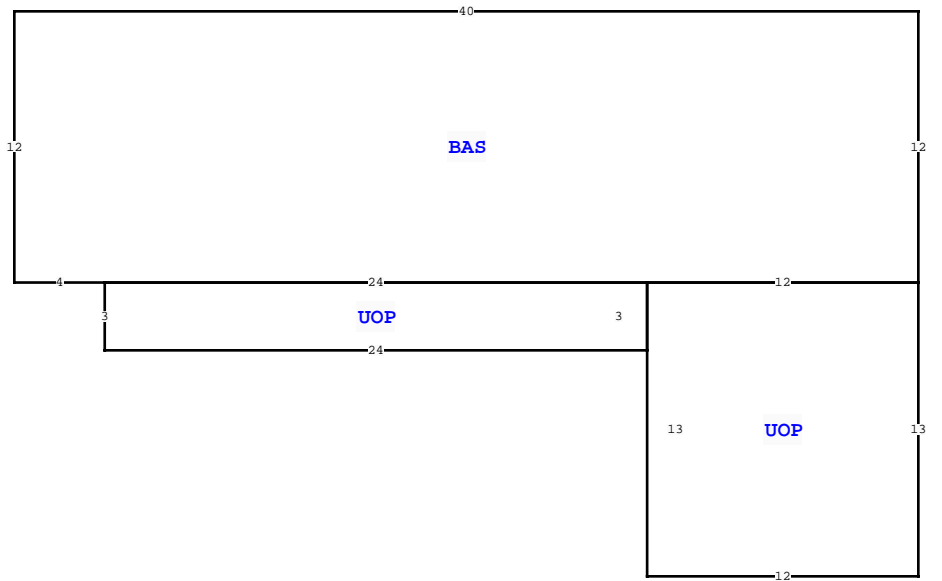
GUYNN CHARLES GREGORY/GUYNN DENISE G  
 1555 NE 49TH ST  
 Ocala, FL 34479

**2026**

35-7S-16-04346-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Architactual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
UOP	72	25	
UOP	156	25	
TOTALS	708		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 0							
Heated Area: 480						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		31,623	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		114,950	
TOTAL MARKET VALUE		153,573	
SOH/AGL Deduction		57,464	
ASSESSED VALUE		96,109	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		96,109	
TOTAL JUST VALUE		153,573	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,898	

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1449 SW RUM ISLAND TER, FORT WHITE				05/06/2026		MLU

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	9945	Well/Sept	0	0	0	0		7,000.00	7,000.00	100			3	100	7,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/0555	7/18/2013	WD	U	I	11	100
GRANTOR: CHARLES GREGORY GUYNN						
GRANTEE: CHARLES GREGORY GUY						
1258/0551	7/11/2013	WD	U	I	11	100
GRANTOR: ANNETTE G ABERNATHY						
GRANTEE: CHARLES GREGORY GUY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S12 E4 UOP= S3 E24 N3 W24\$ E24 UOP= S13 E12 N13 W12\$ E12 N12\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.45	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,950							