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

2027

35-7S-16-04346-001

BUILDING CHARACTERISTICS

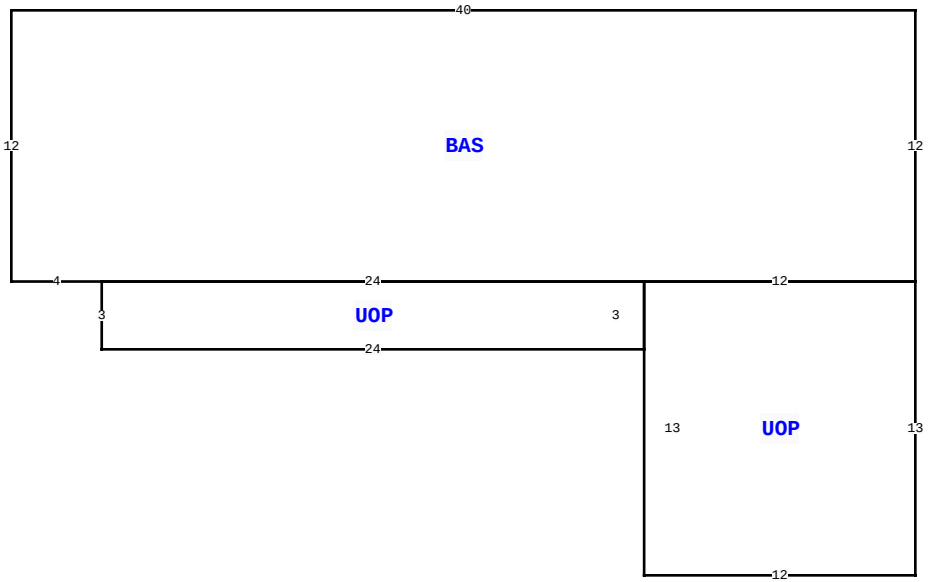
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	27,965
UOP	72	25		18	1,049
UOP	156	25		39	2,272
TOTALS	708			537	31,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	537	113.9000	105.93	56,884	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 480 HX Base Yr



1449 SW RUM ISLAND TER, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,286
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	114,950
TOTAL MARKET VALUE	153,236
SOH/AGL Deduction	47,516
ASSESSED VALUE	105,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,720
TOTAL JUST VALUE	153,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,573

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 7,000

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	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							

REVIEW DATE 07/13/2015 BY DF Total Acres: 10.45 Total Land Value: 114,950 Market: 0 Agricultural: 0 Common: 114,950 PRINTED 11/16/2026 BY SYS