

BEG AT INTERS OF N LINE OF US-90  
OF E1/2 OF SW1/4 OF NE1/4, RUN W  
420 FT, E 141 FT, S 420 FT, W 10

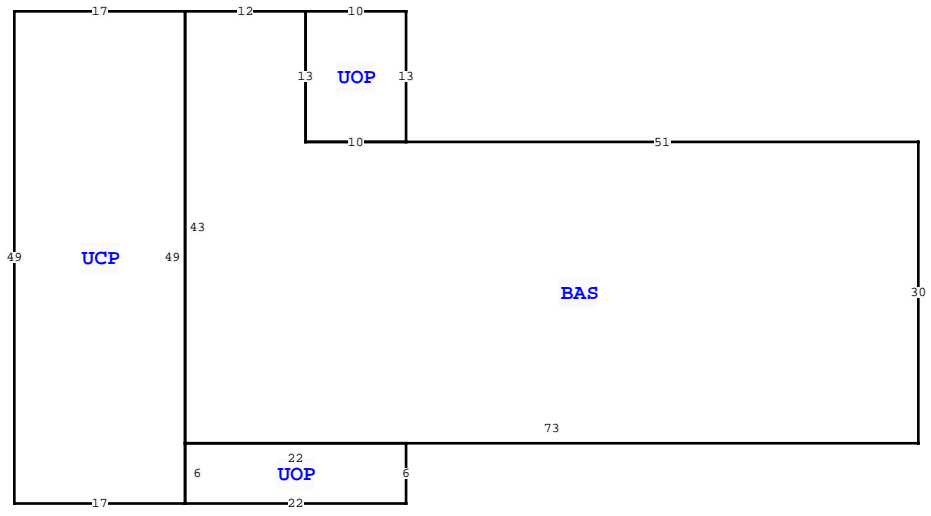
GUTHRIE JOY  
4437 E US HWY 90  
LAKE CITY, FL 32055

**2026**

36-3S-17-07454-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	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	06
NEIGHBORHOOD/LOC	36317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,346	100	
UCP	833	20	
UOP	130	20	
UOP	132	20	
TOTALS	3,441		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,565	101.1840	113.33	290,691	1951	1951	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2346 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			188,949
TOTAL MARKET OB/XF VALUE			6,700
TOTAL LAND VALUE - MARKET			15,525
TOTAL MARKET VALUE			211,174
SOH/AGL Deduction			132,752
ASSESSED VALUE			78,422
TOTAL EXEMPTION VALUE	HX HB WX SX		78,422
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			211,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,174
SALE:2:1: SALE INCLUDED SW MH WHICH HAS TAGS.			
SALE:1:1: DOT IS CHECKING (CHECKED)			
PRMT:1:1: REROOFING			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052854	Roof Replacement	17,935	04/08/2025
9491	M H	125	03/21/1995
6444	REMODEL	7,000	09/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0763/1999	8/06/1992	WD Q	Q	I		65,000
GRANTOR: JOSEPH SPECTOR						
GRANTEE: WAYNE GUTHRIE						
0715/0533	4/06/1990	WD Q	Q	I	06	53,500
GRANTOR: OPAL WAYNE						
GRANTEE: JOSEPH SPECTOR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100

TOTAL OB/XF											
6,700											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	1.35	AC	1.00

BUILDING NOTES											
BAS= W51 UOP= N13 W10 S13 E10\$ W10 N13 W12 UCP= W17 S49 E17 N49\$ S43 UOP= S6 E22N6 W22\$ E73 N30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	1.35	AC	1.00