COMM AT SE COR OF LOT 2 BLK D
SOUTHWOOD ACRES UNIT 1, RUN NW
438.05 FT FOR POB, CONT NW

GUARINO DAVID A/GUARINO COURTNEY E
319 SW BELLMONT DR
LAKE CITY, FL 32024

2026

36-4S-16-03365-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	26,100
SOH/AGL Deduction	2,081
ASSESSED VALUE	24,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,019
TOTAL JUST VALUE	26,100
NCON VALUE	3,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0599	3/02/2020	WD	Q	V	05	380,000
GRANTOR: DANIEL & ALEXIS CURRY						
GRANTEE: DAVID A & COURTNEY						
1323/0730	9/23/2016	WD	Q	V	01	15,000
GRANTOR: ALYSSA CURRY						
GRANTEE: DANIEL & ALEXIS CUR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	0.75	20,000.00	15,000.00	22,500							

REVIEW DATE 01/27/2026 BY JB Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/19/2026 BY SYS