

GUTHRIE MARK F/GUTHRIE GARY M
108 SW MERIDIAN CT
FORT WHITE, FL 32038

19-7S-16-04259-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL SID 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floop14CARPET 90

Interior Floop06VINYL ASB 10

Air Conditioning01NONE 100

Heating Type01NONE 100

Bedrooms3 100

Bathrooms1 100

Frame01NONE 100

Stories1. 1. 100

Architectural Units05CONV 100 0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0303

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC19716.0101.00/

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3621001,36269,250

UCP672201346,813

UOP15620311,576

UOP24420492,491

UOP516201035,237

UST19645884,474

TOTALS3,1461,76789,842

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0300011,76780.703084.74149,736197019700040.0060.00

1 SFR PILING - 33% - 2009Heated Area: 1362HX Base Yr 2009

1414UST14

4216UCP4216

1243UOP1243311213UOP13124415BAS421438UOP1423318

BLD DATEXF DATEINC DATE

LGL DATERAND DATEAG DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10084DOCK-RIVER0331216192.00UT14.5014.50100200920093401,114

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR33A-10.000.0075.00FF1.001.001.00750.00750.0056,250

20000CVAC RES33A-10.000.0065.00FF1.001.000.75750.00562.5036,562

30000CVAC RES33A-10.000.0075.00FF1.001.000.75750.00562.5042,188

REVIEW DATE01/15/2010BYDFRP

Total Acres: 1.21Total Land Value: 135,000Market: 0Agricultural: 0Common: 135,000

PRINTED 09/06/2023 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE89,842

TOTAL MARKET OB/XF VALUE1,114

TOTAL LAND VALUE - MARKET135,000

TOTAL MARKET VALUE225,956

SOH/AGL Deduction55,016

ASSESSED VALUE170,940

TOTAL EXEMPTION VALUEHA HAB26,845

BASE TAXABLE VALUE144,095

TOTAL JUST VALUE225,956

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1422/207610/19/2020QC U I I11100

GRANTOR: JOHN R GUTHRIE

GRANTEE: NICOLE PISTORIUS &

0943/07986/29/2001QC U I I06100

GRANTOR: HELEN M GUTHRIE

GRANTEE: MARK F, GARY M, & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= W12 S13 E12 N13\$ S13 W4 UOP= W4 S38 E8 N23 W4 N15\$ S15 E4 S14 E31 N42\$ UOP= N12 W43 S12 E43\$ PTR=N30 UST= N14 W14 S14 E14\$ S30\$ PTR= N20 E30 UCP= E16 N42 W16 S42\$ S20 W30\$.