LOT 38 UNIT 4 THREE RIVERS ESTAT

WD 1318-1593,

GAINEY RANDELL
536 SW DALLAS TER
FORT WHITE, FL 32038-1737

2026

00-00-00-00612-038

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

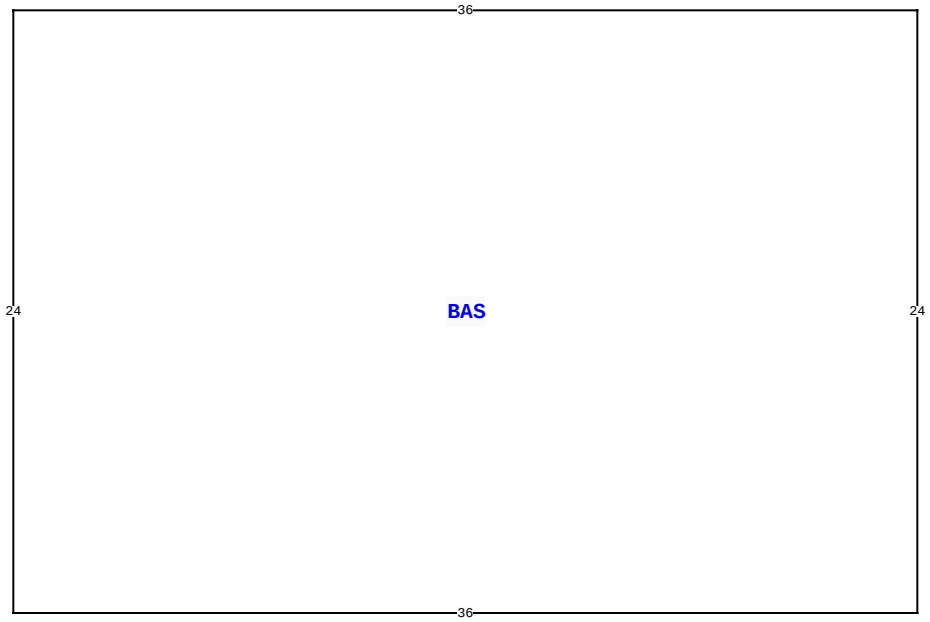
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.04	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	36,068
TOTALS	864			864	36,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	864	80.7500	75.90	65,578	1984	1984	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 864 HX Base Yr 2018



536 SW DALLAS TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,068
TOTAL MARKET OB/XF VALUE		2,974
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		57,042
SOH/AGL Deduction		33,031
ASSESSED VALUE		24,011
TOTAL EXEMPTION VALUE	HX HB	24,011
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		57,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/1593	7/07/2016	WD	Q	V	01	10,000

GRANTOR: THOMAS L JAYNES

GRANTEE: RANDELL GAINEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

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	100	18	20	360.00	UT	1.50	1.50	100	2017	2017	3	100	540	
2	0070	CARPORT UF	0	100	12	20	240.00	UT	1.50	1.50	100	2017	2017	3	100	360	
3	0296	SHED METAL	0	100	12	32	384.00	UT	9.00	9.00	60	2017	2017	3	60	2,074	

LAND DESCRIPTION

TOTAL OB/XF 2,974

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	100		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/09/2018 BY JS Total Acres: 1.01 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS