NE1/4 OF SW1/4 LESS & EXCEPT
N1/2 OF NW1/4 OF NE1/4 OF
SW1/4; ALSO LESS & EXCEPT

BAKER ERIK C
P O BOX 140194
GAINESVILLE, FL 32614-0194

2026

22-7S-16-04287-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

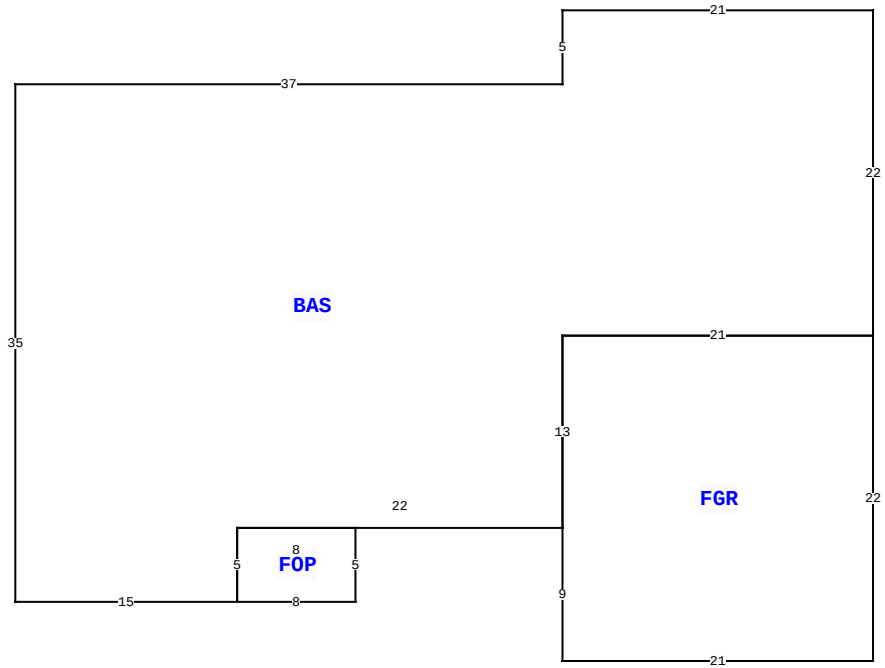
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100		1,647	196,264
FGR	462	55		254	30,268
FOP	40	30		12	1,430
TOTALS	2,149			1,913	227,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	116.9238	130.95	250,507	2016	2016	0	0	0	9.00	91.00

2 SINGLE FAM 100% - 2017 Heated Area: 1647 HX Base Yr 2017



4155 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,961
TOTAL MARKET OB/XF VALUE		5,784
TOTAL LAND VALUE - MARKET		115,920
TOTAL MARKET VALUE		349,665
SOH/AGL Deduction		114,531
ASSESSED VALUE		235,134
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,412
TOTAL JUST VALUE		349,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048343	Storage Building	7,000	10/04/2023
33925	SFR	636	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S35 E15 FOP= E8 N5 W8 S5$ N5 E22 FGR= S9 E21 N22 W21 S13$ N13 E21 N22 W21 S5$. .

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	0166	CONC,PAVMT	0	100	0	0	732.00	UT	2.00	2.00	100	2016	2016	3	100	1,464	
2	0030	BARN,MT	0	100	12	20	240.00	UT	18.00	18.00	100	2024	2023		100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 5,784

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	18.32	AC		1.00	1.00	1.00	6,000.00	6,000.00	109,920							

REVIEW DATE 12/15/2023 BY JB Total Acres: 19.32 Total Land Value: 115,920 Market: 0 Agricultural: 0 Common: 115,920 PRINTED 11/11/2025 BY SYS