

COMM SE COR OF NW1/4 OF SW1/4 RU
TO N R/W OF CR-138, FOR POB W AL
FT, N 1278.44 FT, EAST 1323.61 F

GAINEY MICHAEL A & DEBRA K GAINES REVOCABLE LIVING
3529 SW CR 138
FORT WHITE, FL 32038

2026

23-7S-16-04299-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	31	VINYL SID 100	0800	02	1,620	113.9000	68.34	110,711	1998	1998	0	0	0	60.00	40.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	2 MOBILE HME 0% - 2005														Heated Area: 1620												HX Base Yr 2005											
Roof Cover	03	COMP SHNGL 100	27 BAS 27																																					
Interior Wall	05	DRYWALL 100																																						
Interior Floo	14	CARPET 90																																						
Interior Floo	08	SHT VINYL 10																																						
Air Condition	03	CENTRAL 100																																						
Heating Type	04	AIR DUCTED 100																																						
Bedrooms		3 100																																						
Bathrooms		2 100																																						
Stories	1.	1. 100																																						
Architectual	01	CONV 100																																						
Units		0 100																																						
Condition Adj	03	03 100																																						
Kitchen Adjus	01	01 100																																						
Quality			05	05																																				
DOR CODE			5000IMPROVED AG																																					
MAP NUM													MKT AREA		02																									
NEIGHBORHOOD/LOC			23716.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,620	100		1,620	44,284																																			
TOTALS			1,620		1,620	44,284																																		
EXTRA FEATURES						3349 SW COUNTY ROAD 138 , FORT WHITE																																		
L N	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	0294	SHED WOOD/	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200																								
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	400																								
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200																								
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300																								
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100																								
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
7	0030	BARN,MT	0	0	20	24	480.00	UT	10.00	10.00	100	2010	2010	3	100	4,800																								
8	9945	Well/Sept	0	0	0	0	4.00	UT	7,000.00	7,000.00	100			3	100	28,000																								
9	0040	BARN,POLE	0	100	20	20	400.00	UT	2.50	2.50	100	2010	2010	3	100	1,000																								
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200																								
LAND DESCRIPTION						TOTAL OB/XF 44,200																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000																							
2	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	6,000																							
3	6200	A	PASTURE 3	0			0.00	0.00	35.10	AC		1.00	1.00	1.00	280.00	280.00	9,828																							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	35.10	AC		1.00	1.00	1.00	3,000.00	3,000.00	105,300																							
REVIEW DATE 03/21/2022 BY JB Total Acres: 38.10 Total Land Value: 18,828 Market: 105,300 Agricultural: 9,828 Common: 9,000 PRINTED 11/18/2025 BY SYS																																								

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23716.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	24,466
FOP	192	35		67	1,552
TOTALS	1,248			1,123	26,018

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
12	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00
13	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00
14	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,123	96.5295	57.92	65,044	1987	1987	0	0	0 60.00	40.00
3 MOBILE HME 0% - 2005 Heated Area: 1056 HX Base Yr 2005											
BAS FOP											
3349 SW COUNTY ROAD 138 , FORT WHITE											

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			03/14/2022 MLU		
			04/09/2024 SF		

TOTAL OB/XF									
8,600									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		103,308	
TOTAL MARKET OB/XF VALUE		52,800	
TOTAL LAND VALUE - MARKET		114,300	
TOTAL MARKET VALUE		174,936	
SOH/AGL Deduction		35,006	
ASSESSED VALUE		139,930	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		114,930	
TOTAL JUST VALUE		270,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1280/2319	7/17/2014	QC	U	I	11	100	
GRANTOR: MARY F HICKS & JACKIE							
GRANTEE: MICHAEL A & DEBRA K							
1280/2318	7/17/2014	QC	U	I	11	100	
GRANTOR: MARY F HICKS & JACKIE							
GRANTEE: MICHAEL A & DEBRA K							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W44 S24 E28 FOP= S12 E16 N12 W16\$ E16 N24\$.									

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