COMM SE COR OF NW1/4 OF SW1/4 RU
TO N R/W OF CR-138, W ALONG R/W
POB, CONT W 16 FT, N 286.47 FT,

HANKINS ROBERT
,

2026

23-7S-16-04299-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

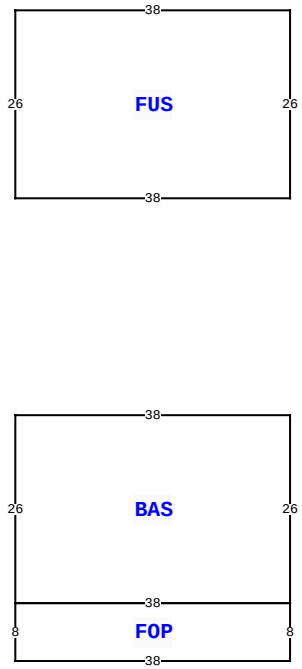
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	988	100		988	111,771
FOP	304	30		91	10,294
FUS	988	100		988	111,771
TOTALS	2,280			2,067	233,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	121.7006	136.30	281,732	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 0 Heated Area: 1976 HX Base Yr



3321 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,838
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	7,205
TOTAL MARKET VALUE	243,193
SOH/AGL Deduction	0
ASSESSED VALUE	243,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,193
TOTAL JUST VALUE	243,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26359	SFR	621	10/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/1013	4/08/2019	WD	Q	I	01	185,000
GRANTOR: JAMES RYAN GAINEY						
GRANTEE: ROBERT HANKINS						
1312/0779	2/29/2016	QC	U	I	11	100
GRANTOR: JAMES & TAMMY GAINEY						
GRANTEE: JAMES RYAN GAINEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 FOP= S8 E38 N8 W38$ E38 N26$ PTR= N30 FUS= N26 W38 S26 E38$ S30$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	0		A-1	0.00	0.00	0.55	AC		1.00	1.00	1.00	13,100.00	13,100.00	7,205							

REVIEW DATE 07/08/2015 BY DF Total Acres: 0.55 Total Land Value: 7,205 Market: 0 Agricultural: 0 Common: 7,205 PRINTED 11/18/2025 BY SYS