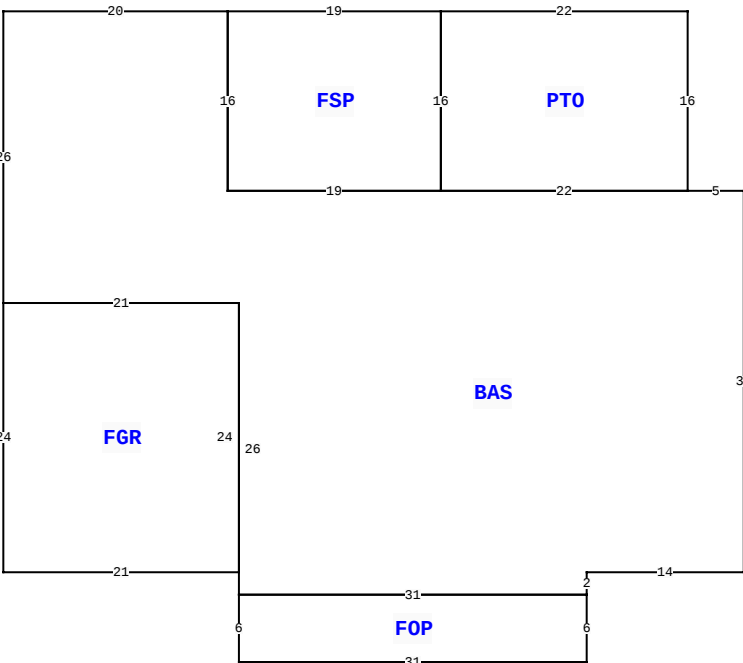


GAINEY EDWARD L/GAINEY SUSAN M
3468 SW COUNTY RD 138
FORT WHITE, FL 32038

23-7S-16-04300-004



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	EFF.	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		19	COMMON BRK 100		0100	01	2,595	111.3560		124.72	323,648	1999	1999	0	0	0	26.00	74.00	VALUATION BY					STANDARD															
Roof Structur		08	IRREGULAR 100		2 SINGLE FAM 100% - 0															Heated Area: 2122										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										239,500									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										16,511									
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET										59,700									
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE										315,711									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										117,061									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										198,650									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms			2 100																	BASE TAXABLE VALUE										147,928									
Frame		01	NONE 100																	TOTAL JUST VALUE										315,711									
Stories		1.	1. 100																	NCON VALUE										0									
Architectual		05	CONV 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										318,947																								
Condition Adj		03	03 100																																				
Kitchen Adjus		01	01 100																																				
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	2,122	100		2,122	195,845																																		
FGR	504	55		277	25,565																																		
FOP	186	30		56	5,168																																		
FSP	304	40		122	11,260																																		
PTO	352	5		18	1,661																																		
TOTALS		3,468		2,595	239,500	3470 SW COUNTY ROAD 138 , FORT WHITE										BLD DATE				LGL DATE		05/14/2024		MLU															
EXTRA FEATURES												XF DATE				LAND DATE																							
												INC DATE				AG DATE																							
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	0031	BARN,MT AE		0	100	42	28	1.00		UT	0.00		0.00		100	0	0	3	100	6,700																			
2	0166	CONC,PAVMT		0	100	0	0	1,674.00		UT	1.50		1.50		100	1999	1999	3	100	2,511																			
3	9947	Septic		0	100	0	0	1.00		UT	3,000.00		3,000.00		100			3	100	3,000																			
4	0294	SHED WOOD/		0	100	0	0	1.00		UT	0.00		0.00		100	2010	2010	3	100	1,200																			
5	0140	CLFENCE 6		0	100	0	0	1.00		UT	0.00		0.00		100	2010	2010	3	100	300																			
6	0296	SHED METAL		0	100	0	0	1.00		UT	0.00		0.00		100	2010	2010	3	100	1,000																			
7	0296	SHED METAL		0	100	0	0	1.00		UT	0.00		0.00		100	2010	2010	3	100	1,000																			
8	0296	SHED METAL		0	100	0	0	1.00		UT	0.00		0.00		100	2010	2010	3	100	800																			
LAND DESCRIPTION																																							
TOTAL OB/XF 16,511																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	300.00	0.00	5.97	AC		1.00	1.00	1.00	10,000.00		10,000.00		59,700																			