BEG INTERS W LINE OF SEC & S R/W
E 800 FT FT FOR POB, CONT E 200
W 200 FT, N 653.53 FT TO POB.

GAINEY EDWARD L/GAINEY SUSAN MARIE
3342 SW CR 138
FORT WHITE, FL 32038

2026

23-7S-16-04300-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

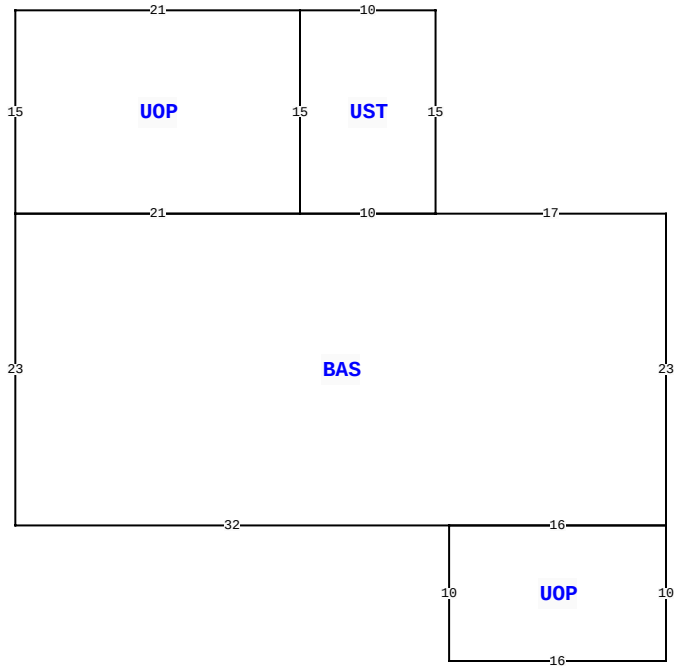
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,104	100		1,104	26,448
UOP	160	25		40	958
UOP	315	25		79	1,892
UST	150	45		68	1,629
TOTALS	1,729			1,291	30,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,291	99.8100	59.89	77,318	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1104 HX Base Yr 2015



3342 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		30,927
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		80,527
SOH/AGL Deduction		35,549
ASSESSED VALUE		44,978
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,978
TOTAL JUST VALUE		80,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0089	11/26/2014	WD	U	V	30	100
GRANTOR: EDWARD LEON GAINEY						
GRANTEE: EDWARD L & SUSAN M						
1021/0833	7/09/2004	PR	Q	I	06	100
GRANTOR: LAURIE HODSON FOR JUD						
GRANTEE: EDWARD LEON GAINEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= N15 W10 S15 E10$ W10 UOP= N15 W21 S15 E21$ W21 S23 E32 UOP= S10 E16 N10 W16$ E16 N23$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	200.00	0.00	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							

REVIEW DATE 07/09/2015 BY DF Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS