COMM INTER W LINE OF SEC & S R/W
1000 FT FOR POB, CONT E 558.94 F
E 86.57 FT, S 596.67 FT, W 254.0

GAINEY DANIEL SCOTT
3262 SW CR 138
FORT WHITE, FL 32038

2026

23-7S-16-04300-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

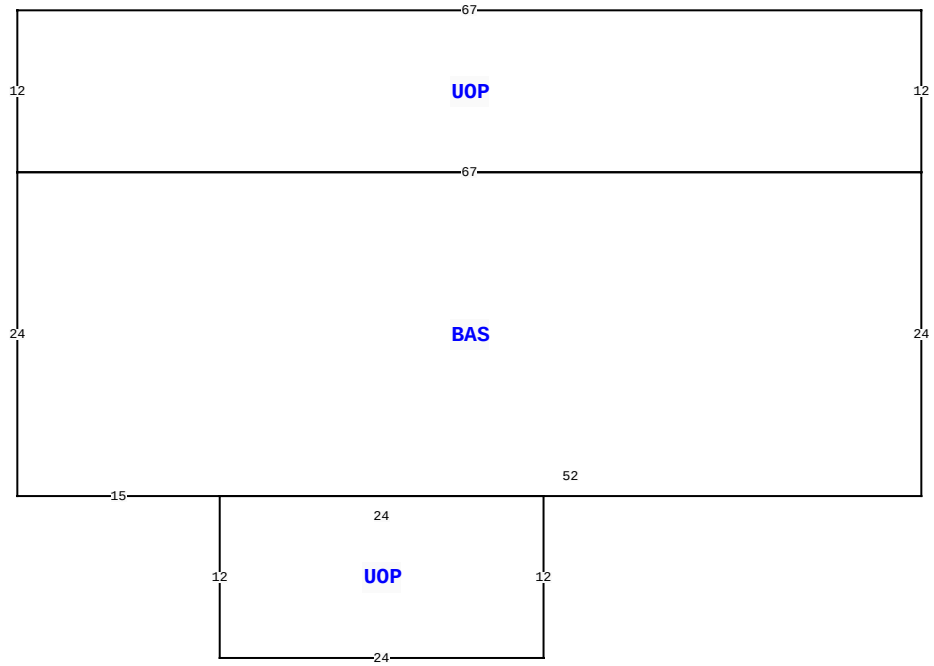
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,608	100		1,608	45,886
UOP	288	25		72	2,054
UOP	804	25		201	5,736
TOTALS	2,700			1,881	53,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,881	118.9000	71.34	134,191	1983	1983	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1998 Heated Area: 1608 HX Base Yr 1998



3262 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		53,676
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		103,265
TOTAL MARKET VALUE		74,140
SOH/AGL Deduction		41,444
ASSESSED VALUE		32,696
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,696
TOTAL JUST VALUE		165,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,141

SALE:1:1: ULMER ESTATE $.70 STAMPS

BLDG:1:1: NOBI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20073	M H	125	10/25/2002
12879	M H	125	08/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/2080	7/06/1993	WD	Q	V	02	0

GRANTOR: EDWARD GAINEY

GRANTEE: DANIEL GAINEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S24 E15 UOP= S12 E24 N12 W24$ E52 N24$ UOP= N12 W67 S12 E67$. .

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	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 8,200

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.87	AC		1.00	1.00	1.00	280.00	280.00	2,764							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.87	AC		1.00	1.00	1.00	9,500.00	9,500.00	93,765							

REVIEW DATE 07/09/2015 BY DF Total Acres: 10.87 Total Land Value: 12,264 Market: 93,765 Agricultural: 2,764 Common: 9,500 PRINTED 11/18/2025 BY SYS