BEG INTERS E LINE OF W 745 FT OF OF SW1/4 & S R/W OF CR-138, RUN 702.89 FT, S 620.69 FT, W 702.89

OHIDY FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY
4260 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

22-7S-16-04291-010

BUILDING CHARACTERISTICS

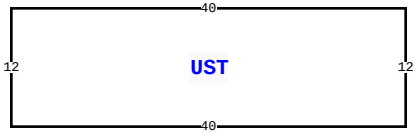
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

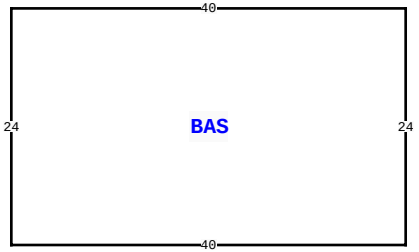
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,659
UST	480	45		216	4,648
TOTALS	1,440			1,176	25,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,176	68.3400	32.12	37,773	2000	2000	0	0	0	33.00	67.00

1 SERVGARAGE 0% - 2009 Heated Area: 960 HX Base Yr 2009





4260 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	287,135
TOTAL MARKET OB/XF VALUE	4,340
TOTAL LAND VALUE - MARKET	104,604
TOTAL MARKET VALUE	396,079
SOH/AGL Deduction	117,795
ASSESSED VALUE	278,284
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	226,873
TOTAL JUST VALUE	396,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26672	SFR	870	01/28/2008
16615	GARAGE	90	02/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1216	2/03/2025	QC	U	I	11	100
GRANTOR: OHIDY SANDRA KAY						
GRANTEE: OHIDY FAMILY REVOCA						
1254/1610	5/09/2013	WD	U	I	30	100
GRANTOR: DERKSEN & OHIDY						
GRANTEE: OHIDY & OHIDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$ PTR= N30 UST= N12 W40 S12 E40$ 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	780.00	UT	3.00	3.00	100	2008	2008	3	100	2,340	

LAND DESCRIPTION

TOTAL OB/XF 4,340

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	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.95	11,000.00	10,450.00	104,604							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 10.01 Total Land Value: 104,604 Market: 0 Agricultural: 0 Common: 104,604 PRINTED 11/17/2026 BY SYS

BEG INTERS E LINE OF W 745 FT OF
OF SW1/4 & S R/W OF CR-138, RUN
702.89 FT, S 620.69 FT, W 702.89

OHIDY FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY
4260 SW COUNTY ROAD 138
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2027

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BUILDING CHARACTERISTICS

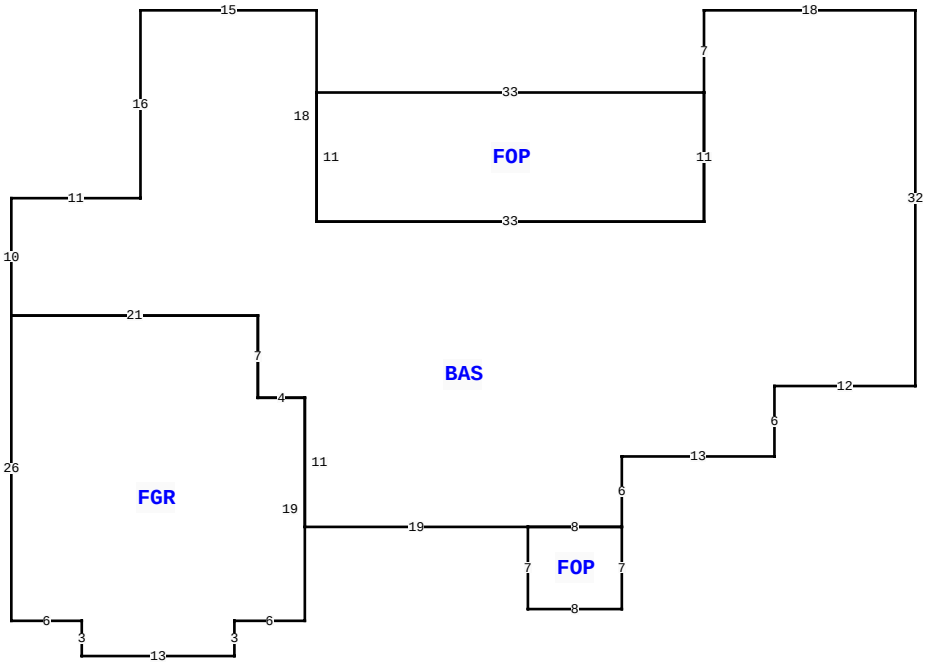
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100		1,974	209,759
FGR	661	55		364	38,679
FOP	56	30		17	1,807
FOP	363	30		109	11,582
TOTALS	3,054			2,464	261,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	126.7728	139.45	343,605	2008	2008	0	0	0	23.80	76.20

2 SINGLE FAM 100% - 2009 Heated Area: 1974 HX Base Yr 2009



4260 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1254/1610	5/09/2013	WD	U	I	30	100
GRANTOR: DERKSEN & OHIDY						
GRANTEE: OHIDY & OHIDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S7 FOP= W33 S11 E33 N11$ S11 W33 N18 W15 S16 W11 S10
FGR= S26 E6 S3 E13 N3 E6 N19 W4 N7 W21$ E21 S7 E4 S11 E19
FOP= S7 E8 N7 W8$ E8 N6 E13 N6 E12 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/14/2026 BY AJ Total Acres: 10.01 Total Land Value: 104,604 Market: 0 Agricultural: 0 Common: 104,604 PRINTED 11/17/2026 BY SYS