

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

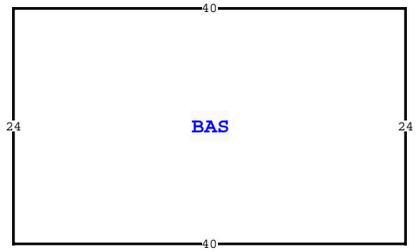
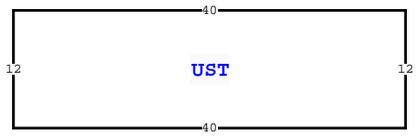
OHIDY FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY
4260 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

22-7S-16-04291-010

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 Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	30.75	36,162	2000	2000	0	0	0	33.00	67.00	
1 SERVGARAGE 0% - 2009 Heated Area: 960 HX Base Yr 2009													



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	19,778
UST	480	45		216	4,450
TOTALS	1,440			1,176	24,229

4260 SW COUNTY ROAD 138 , FORT WHITE

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

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0		780.00	UT 3.00	100	2008	2008	3	100	2,340	

TOTAL OB/XF 4,340

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9,500.00	9,025.00	90,340							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			290,825	
TOTAL MARKET OB/XF VALUE			4,340	
TOTAL LAND VALUE - MARKET			90,340	
TOTAL MARKET VALUE			385,505	
SOH/AGL Deduction			115,668	
ASSESSED VALUE			269,837	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			218,426	
TOTAL JUST VALUE			385,505	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			391,126	

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\$.

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

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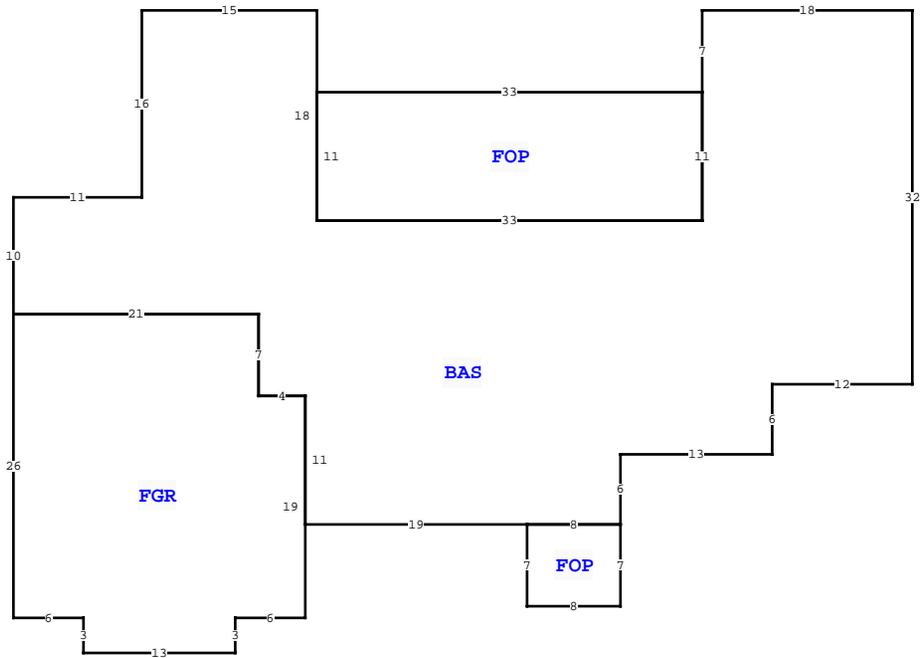
2026

22-7S-16-04291-010



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	80		
Exterior Wall	21	STONE	20		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	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		
Architectural Units	05	CONV	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	213,579
FGR	661	55		364	39,383
FOP	56	30		17	1,839
FOP	363	30		109	11,793
TOTALS	3,054			2,464	266,596

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	141.99	349,863	2008	2008	0	0	23.80	76.20
2 SINGLE FAM		100% - 2009		Heated Area: 1974		HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTEE: OHIDY FAMILY REVOKA						
1254/1610	5/09/2013	WD	U	I	30	100
GRANTOR: DERKSEN & OHIDY						
GRANTEE: OHIDY & OHIDY						

EXTRA FEATURES																
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

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 S E21 S7 E4 S11 E19	
FOP= S7 E8 N7 W8 E8 N6 E13 N6 E12 N32 S.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV