THE E 165 FT OF W1/2 OF NE1/4 OF OF SW1/4. ALSO COMM INTERS OF E SE1/4 OF SW1/4 & S R/W SR-138, R

HARDEN DONALD L/HARDEN DONALD LEE II
4092 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

22-7S-16-04291-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

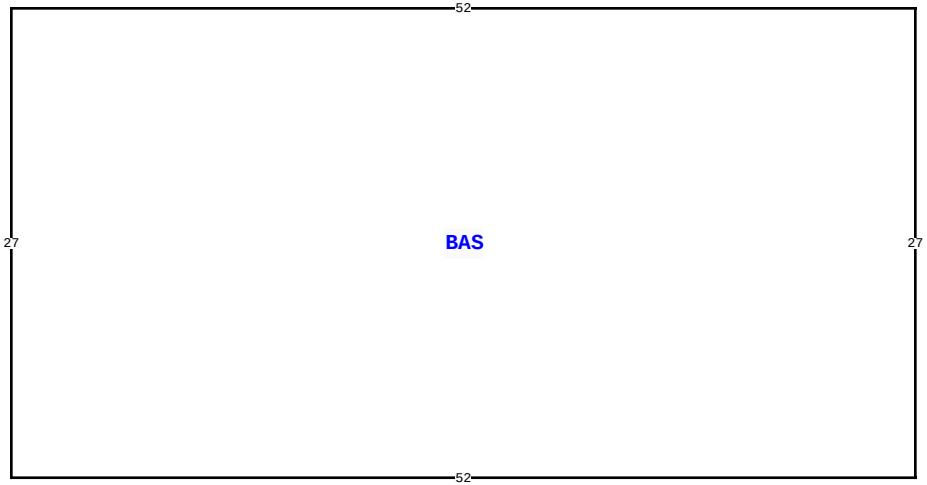
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	34,544
TOTALS	1,404			1,404	34,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	102.5100	61.51	86,360	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1404 HX Base Yr 1998



4092 SW COUNTY ROAD 138 , FORT WHITE

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
9	0060	CARPORT F	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2027	2026		100	1,400	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	100.00	100.00	100	2027	2026		100	100	

LAND DESCRIPTION

TOTAL OB/XF 15,850

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	3.60	AC		1.00	1.00	1.00	12,500.00	12,500.00	45,000							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 3.60 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,544
TOTAL MARKET OB/XF VALUE		15,950
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		95,494
SOH/AGL Deduction		38,508
ASSESSED VALUE		56,986
TOTAL EXEMPTION VALUE	HX HB VX	36,986
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		95,494
NCON VALUE		1,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046160	Roof Replacement	12,400	12/22/2022
31809	M H	375	03/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1355	8/28/2026	WD	U	I	11	100
GRANTOR: HARDEN DONALD L						
GRANTEE: HARDEN DONALD L						
1267/1632	12/05/2012	WD	U	I	34	100
GRANTOR: CAIN						
GRANTEE: HARDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$. 16 S10 E16$ W21 S12 E48 N12$.

THE E 165 FT OF W1/2 OF NE1/4 OF OF SW1/4. ALSO COMM INTERS OF E SE1/4 OF SW1/4 & S R/W SR-138, R

HARDEN DONALD L/HARDEN DONALD LEE II
4092 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

22-7S-16-04291-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,544
TOTAL MARKET OB/XF VALUE	15,950
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	95,494
SOH/AGL Deduction	38,508
ASSESSED VALUE	56,986
TOTAL EXEMPTION VALUE	HX HB VX 36,986
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	95,494
NCON VALUE	1,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1355	8/28/2026	WD	U	I	11	100
GRANTOR: HARDEN DONALD L						
GRANTEE: HARDEN DONALD L						
1267/1632	12/05/2012	WD	U	I	34	100
GRANTOR: CAIN						
GRANTEE: HARDEN						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	100.00	100.00	100	2027	2026		100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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: 3.60 — Total Land Value: 45,000 — Market: 0 — Agricultural: 0 — Common: 45,000 — PRINTED 11/17/2026 BY SYS