

COMM AT NE COR OF SE1/4 OF NE 1/
 FT TO NE COR OF E1/2 OF W1/2, RU
 FOR POB, RUN W 330.95 FT S 1321.

GAINNEY DANIEL CHASE/GAINNEY BROOKE NICOLE
 3529 SW COUNTY ROAD 138
 FORT WHITE, FL 32038

2026

23-7S-16-04298-021


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,220 TOTAL MARKET VALUE 110,220 SOH/AGL Deduction 0 ASSESSED VALUE 110,220 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 110,220 TOTAL JUST VALUE 110,220 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,190													
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED							
MAP NUM		02																		000053393		New Residential C		385,400		06/18/2025							
NEIGHBORHOOD/LOC		23716.00 1.00/																		000053163		Right-of-Way Acce		05/20/2025									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																	
TOTALS						3181 SW COUNTY ROAD 138 138, FORT WHITE										05/06/2026 MLU 05/12/2023 SPF																	
EXTRA FEATURES																				SALES DATA													
																				OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1539/1113 4/28/2025 WD U V 37 194,900 GRANTOR: THE GREENBRIER LLC GRANTEE: GAINNEY DANIEL CHASE 1539/1110 4/28/2025 WD U V 11 100 GRANTOR: SULLIVAN MARK P GRANTEE: THE GREENBRIER, LLC													
																				BUILDING NOTES													
																				BUILDING DIMENSIONS													
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0000	C	VAC RES	0					10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220																
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 06/08/2026 BY SYS																																	