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.

GAINEY DANIEL CHASE/GAINEY BROOKE NICOLE
3181 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

23-7S-16-04298-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

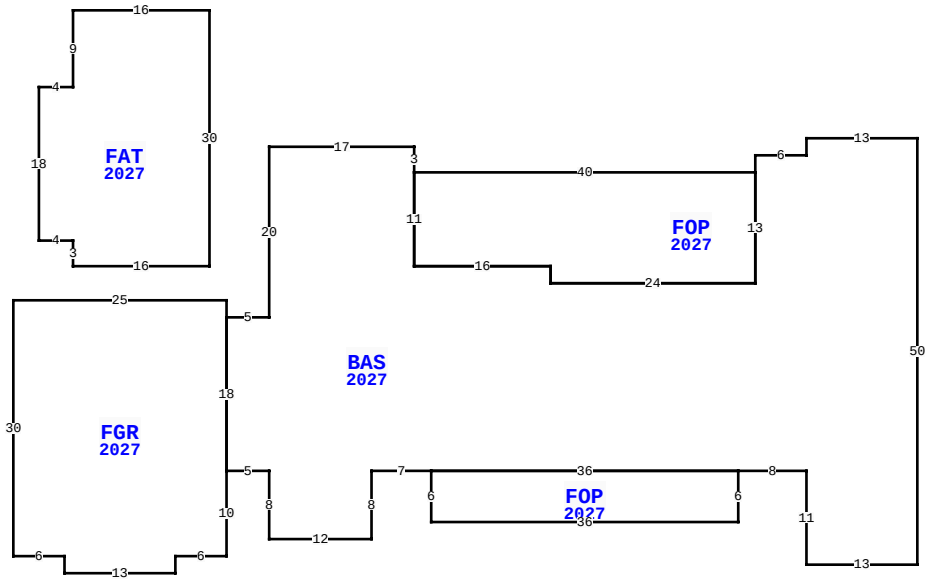
NEIGHBORHOOD/LOC 23716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,616	100	2027	2,616	328,256
FAT	552	20	2027	110	13,803
FGR	776	55	2027	427	53,580
FOP	216	30	2027	65	8,156
FOP	488	30	2027	146	18,320
TOTALS	4,648			3,364	422,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,364	114.0720	125.48	422,115	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2616 HX Base Yr



3181 SW COUNTY ROAD 138 138, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	05/12/2023 SPF

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	420.00	UT	3.50	3.50	100	2027	2026		100	1,470	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	422,115
TOTAL MARKET OB/XF VALUE	2,670
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	535,005
SOH/AGL Deduction	0
ASSESSED VALUE	535,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,005
TOTAL JUST VALUE	535,005
NCON VALUE	424,785
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053393	New Residential C	385,400	06/18/2025
000053163	Right-of-Way Acce		05/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1113	4/28/2025	WD	U	V	37	194,900
GRANTOR: THE GREENBRIER LLC						
GRANTEE: GAINEY DANIEL CHASE						
1539/1110	4/28/2025	WD	U	V	11	100
GRANTOR: SULLIVAN MARK P						
GRANTEE: THE GREENBRIER, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=50,-20] W13 S2 W6 S2 S13 W24 N2 W16 N11 N3 W17 S20 W5 S18 E5 S8 E12 N8 E7 E36 E8 S11 E13 N50 $
FGR=[YR=2027;ORIG=-31,-1] W25 S30 E6 S2 E13 N2 E6 N10 N18 N2 $
FAT=[YR=2027;ORIG=-33,-35] W16 S9 W4 S18 E4 S3 E16 N30 $
FOP=[YR=2027;ORIG=31,-16] W40 S11 E16 S2 E24 N13 $
FOP=[YR=2027;ORIG=29,19] W36 S6 E36 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,670

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	0					10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS