COMM SE COR OF NW1/4 OF SW1/4 RU
TO N R/W OF CR-138, FOR POB W AL
FT, N 1278.44 FT, EAST 1323.61 F

GAINEY MICHAEL A & DEBRA K GAINEY REVOCABLE LIVING
3529 SW CR 138
FORT WHITE, FL 32038

2027

23-7S-16-04299-003

BUILDING CHARACTERISTICS

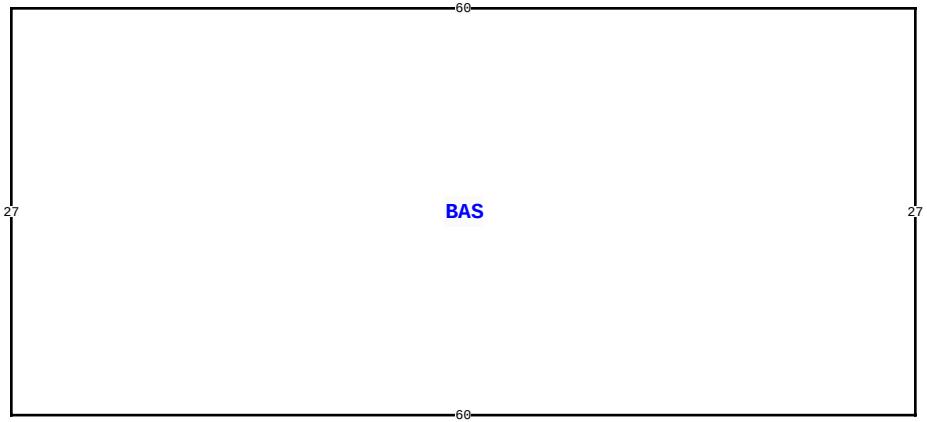
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,620	100		1,620	44,284
TOTALS	1,620			1,620	44,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.9000	68.34	110,711	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2005 Heated Area: 1620 HX Base Yr 2005



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	04/09/2024 SF

3349 SW COUNTY ROAD 138 , FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,308
TOTAL MARKET OB/XF VALUE	52,800
TOTAL LAND VALUE - MARKET	228,600
TOTAL MARKET VALUE	183,936
SOH/AGL Deduction	33,523
ASSESSED VALUE	150,413
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	125,413
TOTAL JUST VALUE	384,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048047	New Residential C	100,000	09/07/2023
000043958	Electrical Servic	0	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2319	7/17/2014	QC	U	I	11	100
GRANTOR: MARY F HICKS & JACKIE						
GRANTEE: MICHAEL A & DEBRA K						
1280/2318	7/17/2014	QC	U	I	11	100
GRANTOR: MARY F HICKS & JACKIE						
GRANTEE: MICHAEL A & DEBRA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0030	BARN,MT	0	0	20	24	480.00	UT	10.00	10.00	100	2010	2010	3	100	4,800	
8	9945	Well/Sept	0	0	0	0	4.00	UT	7,000.00	7,000.00	100			3	100	28,000	
9	0040	BARN,POLE	0	100	20	20	400.00	UT	2.50	2.50	100	2010	2010	3	100	1,000	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

TOTAL OB/XF 44,200

LAND DESCRIPTION

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
3	6200	A	PASTURE 3	0			0.00	0.00	35.10	AC		1.00	1.00	1.00	280.00	280.00	9,828							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.10	AC		1.00	1.00	1.00	6,000.00	6,000.00	210,600							

REVIEW DATE 03/21/2022 BY JB Total Acres: 38.10 Total Land Value: 27,828 Market: 210,600 Agricultural: 9,828 Common: 18,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NW1/4 OF SW1/4 RU
TO N R/W OF CR-138, FOR POB W AL
FT, N 1278.44 FT, EAST 1323.61 F

GAINEY MICHAEL A & DEBRA K GAINEY REVOCABLE LIVING
3529 SW CR 138
FORT WHITE, FL 32038

2027

23-7S-16-04299-003

BUILDING CHARACTERISTICS

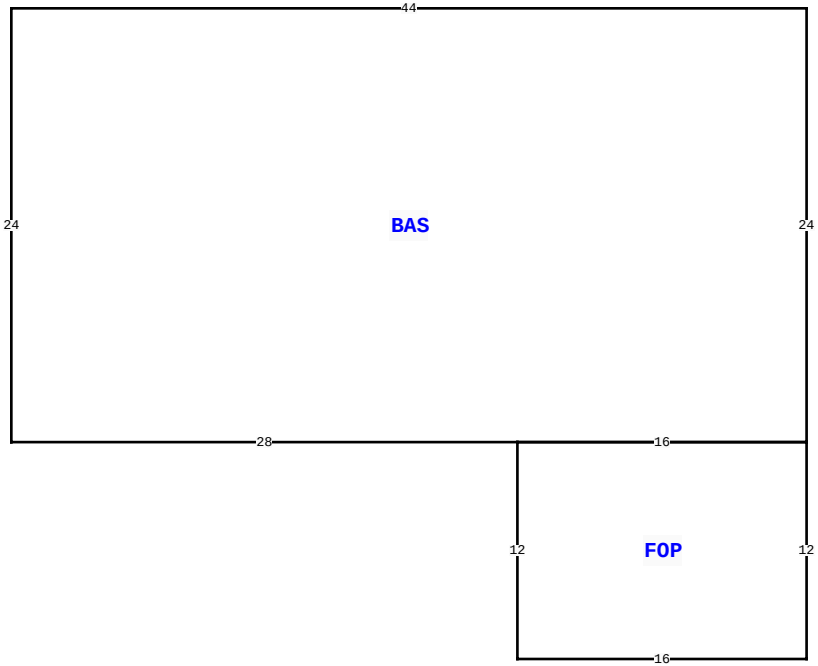
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
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	1,056	100		1,056	24,466
FOP	192	35		67	1,552
TOTALS	1,248			1,123	26,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,123	96.5295	57.92	65,044	1987	1987	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2005 Heated Area: 1056 HX Base Yr 2005



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	04/09/2024 SF

3349 SW COUNTY ROAD 138 , FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,308
TOTAL MARKET OB/XF VALUE		52,800
TOTAL LAND VALUE - MARKET		228,600
TOTAL MARKET VALUE		183,936
SOH/AGL Deduction		33,523
ASSESSED VALUE		150,413
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		125,413
TOTAL JUST VALUE		384,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2319	7/17/2014	QC	U	I	11	100
GRANTOR: MARY F HICKS & JACKIE						
GRANTEE: MICHAEL A & DEBRA K						
1280/2318	7/17/2014	QC	U	I	11	100
GRANTOR: MARY F HICKS & JACKIE						
GRANTEE: MICHAEL A & DEBRA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E28 FOP= S12 E16 N12 W16$ E16 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
12	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	6,900	
13	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
14	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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 03/21/2022 BY JB Total Acres: 38.10 Total Land Value: 27,828 Market: 210,600 Agricultural: 9,828 Common: 18,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NW1/4 OF SW1/4 RU
TO N R/W OF CR-138, FOR POB W AL
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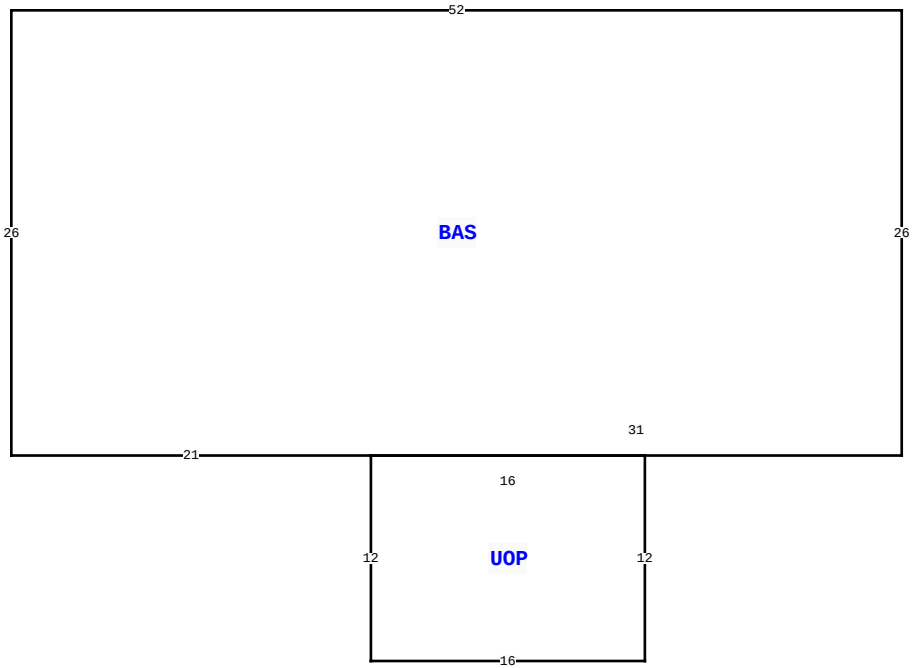
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
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	1,352	100		1,352	31,875
UOP	192	25		48	1,132
TOTALS	1,544			1,400	33,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	98.2395	58.94	82,516	1986	1986	0	0	0	60.00	40.00

5 MOBILE HME 100% - 2005 Heated Area: 1352 HX Base Yr 2005



3349 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
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INC DATE		AG DATE	04/09/2024 SF

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 3

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		125,413
TOTAL JUST VALUE		384,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: MICHAEL A & DEBRA K						
1280/2318	7/17/2014	QC	U	I	11	100
GRANTOR: MARY F HICKS & JACKIE						
GRANTEE: MICHAEL A & DEBRA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E21 UOP= S12 E16 N12 W16$ E31 N26$.

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 03/21/2022 BY JB Total Acres: 38.10 Total Land Value: 27,828 Market: 210,600 Agricultural: 9,828 Common: 18,000 PRINTED 11/17/2026 BY SYS