

BEG INTERS W LINE OF SEC & S R/W
 POB, RUN E 300 FT, S 968.08 FT,
 962.74 FT TO POB. EX 1.03 AC DES

GAINNEY EDWARD L/GAINNEY SUSAN M
 3468 SW COUNTY RD 138
 FORT WHITE, FL 32038

2026

23-7S-16-04300-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	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
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	2,122	100	
FGR	504	55	
FOP	186	30	
FSP	304	40	
PTO	352	5	
TOTALS	3,468		
			2,595
			243,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,595	111.3560	126.95	329,435	1999	1999	0	0	26.00	74.00

2 SINGLE FAM 100% - 0 Heated Area: 2122 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,782
TOTAL MARKET OB/XF VALUE			16,511
TOTAL LAND VALUE - MARKET			77,610
TOTAL MARKET VALUE			337,903
SOH/AGL Deduction			139,832
ASSESSED VALUE			198,071
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			146,660
TOTAL JUST VALUE			337,903
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15011	SFR	305	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W5 PTO= N16 W22 S16 E22\$ W22 FSP= N16 W19 S16 E19\$ W19 N16 W20 S26 FGR= S24 E21 N24 W21\$ E21 S26 FOP= S6 E31 N6 W31\$ E31 N2 E14 N34\$.	

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	0031	BARN,MT AE	0	100	42	28	1.00	UT	0.00	0.00	100	0	0	3	100	6,700	
2	0166	CONC,PAVMT	0	100	0	0	1,674.00	UT	1.50	1.50	100	1999	1999	3	100	2,511	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
TOTAL OB/XF															16,511		

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	300.00	0.00	5.97	AC		1.00	1.00	1.00	13,000.00	13,000.00	77,610							