

COMM AT INTERS OF W LINE OF SEC
138 RUN S 554.48 FT TO POB. RUN
S 181.80 FT, W 248.66 FT, N 180.

GAINNEY AUTOMOTIVE, INC
3468 SW COUNTY RD 138
FORT WHITE, FL 32038

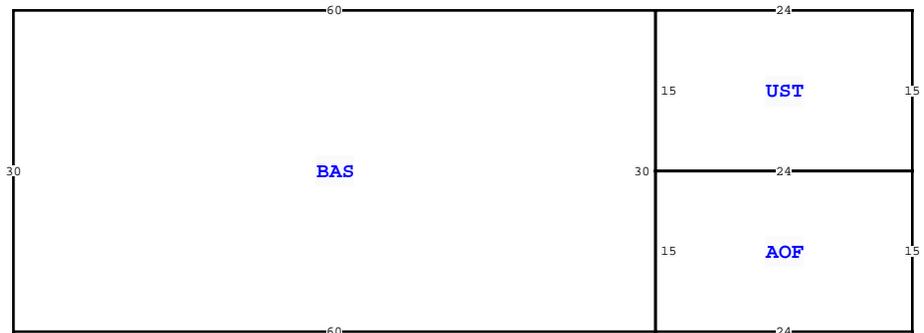
2026

23-7S-16-04300-005



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floor	01 NONE 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Fixtures	6 100
Frame	03 MASONRY 100
Story Height	0 100
RMS	0 100
Stories	0 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
6600	04	2,340	48.3000	25.12	58,781	1993	1993	0	0	50.00	50.00		
1 VEH SALE/R 0% - 0 Heated Area: 2160 HX Base Yr													



Quality	05 05				
DOR CODE	2500 REPAIR SERVICE				
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
AOF	360	110		396	4,974
BAS	1,800	100		1,800	22,608
UST	360	40		144	1,809
TOTALS	2,520			2,340	29,390

3468 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/08/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0030	BARN,MT	0	0	80	28	2,240.00	UT	12.00	12.00	70	2005	2005	3	70	18,816	

TOTAL OB/XF 19,116

LAND DESCRIPTION																								
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	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,390
TOTAL MARKET OB/XF VALUE			19,116
TOTAL LAND VALUE - MARKET			18,180
TOTAL MARKET VALUE			66,686
SOH/AGL Deduction			0
ASSESSED VALUE			66,686
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			66,686
TOTAL JUST VALUE			66,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0108	6/24/2015	WD U	U	I	30	100
GRANTOR: EDWARD L & SUSAN M GA						
GRANTEE: GAINNEY AUTOMOTIVE,						
1289/0085	2/05/2015	WD U	U	I	11	100
GRANTOR: EDDIE L & SUSAN M GAI						
GRANTEE: EDDIE L & SUSAN M G						

BUILDING NOTES

BUILDING DIMENSIONS
UST= W24 BAS= W60 S30 E60 AOF= E24 N15 W24 S15\$ N30\$ S15 E24 N15\$.