

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.

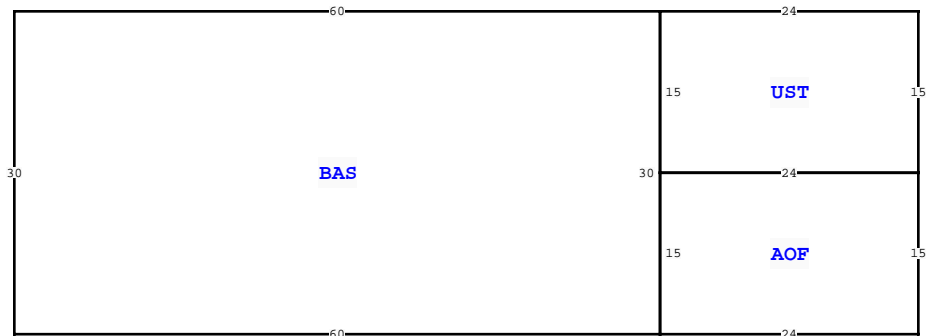
GAINNEY AUTOMOTIVE, INC
3468 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

23-7S-16-04300-005
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BUILDING CHARACTERISTICS		CONSTRUCTION	
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	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	23.67	55,388	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	4,687
BAS	1,800	100		1,800	21,303
UST	360	40		144	1,704
TOTALS	2,520			2,340	27,694

3468 SW COUNTY ROAD 138 , FORT WHITE

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

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			
VALUATION BY	Tax Group: 3	Standard	Tax Dist:
BUILDING MARKET VALUE		27,694	
TOTAL MARKET OB/XF VALUE		19,116	
TOTAL LAND VALUE - MARKET		18,180	
TOTAL MARKET VALUE		64,990	
SOH/AGL Deduction		0	
ASSESSED VALUE		64,990	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		64,990	
TOTAL JUST VALUE		64,990	
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\$.