

BEG INTERS W LINE OF SEC & S R/W  
E 800 FT FT FOR POB, CONT E 200  
W 200 FT, N 653.53 FT TO POB.

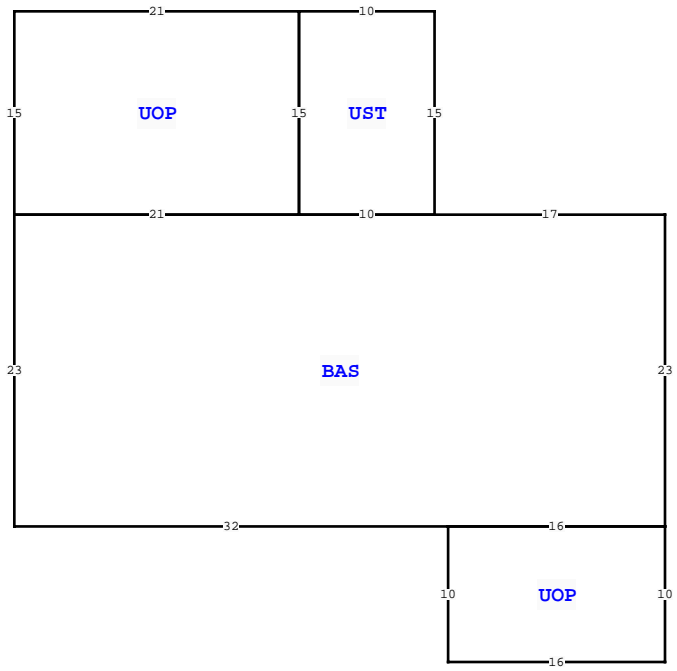
GAINNEY EDWARD L/GAINNEY SUSAN MARIE  
3342 SW CR 138  
FORT WHITE, FL 32038

**2026**

23-7S-16-04300-006  
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Architectural Units	0	100		
03	03				
DOR CODE		0200 MOBILE HOME			
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	1,104	100		1,104	26,448
UOP	160	25		40	958
UOP	315	25		79	1,892
UST	150	45		68	1,629
TOTALS	1,729			1,291	30,927

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2015								
Heated Area: 1104						HX Base Yr 2015					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		30,927	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		80,527	
SOH/AGL Deduction		35,680	
ASSESSED VALUE		44,847	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		19,847	
TOTAL JUST VALUE		80,527	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0089	11/26/2014	WD	U	V	30	100
GRANTOR: EDWARD LEON GAINNEY						
GRANTEE: EDWARD L & SUSAN M						
1021/0833	7/09/2004	PR	Q	I	06	100
GRANTOR: LAURIE HODSON FOR JUD						
GRANTEE: EDWARD LEON GAINNEY						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS															7,600		

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	0200	C	MBL HM	100		A-1	200.00	0.00	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							