

COMM INTER W LINE OF SEC & S R/W
 1000 FT FOR POB, CONT E 558.94 F
 E 86.57 FT, S 596.67 FT, W 254.0

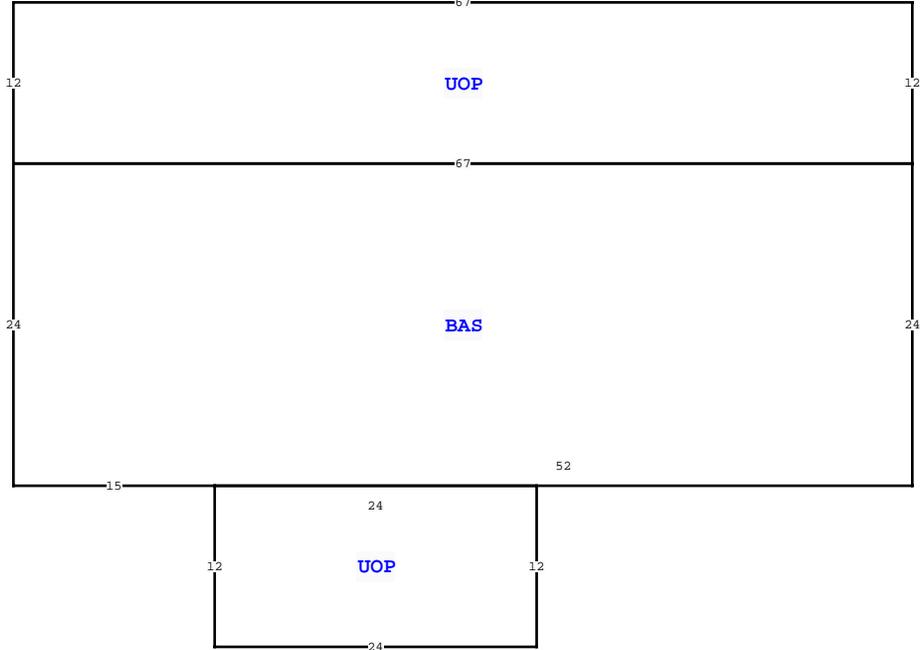
GAINNEY DANIEL SCOTT
 3262 SW CR 138
 FORT WHITE, FL 32038

2026

23-7S-16-04300-007

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
32	HARDIE BRD 100		
03	GABLE/HIP 100		
14	PREFIN 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
	Stories	1.	1. 100
	Architectural	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	1,608	100
	UOP	288	25
	UOP	804	25
	TOTALS	2,700	
		1,881	56,362

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 1998								
				Heated Area: 1608			HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		56,362	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		119,570	
TOTAL MARKET VALUE		78,326	
SOH/AGL Deduction		45,717	
ASSESSED VALUE		32,609	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		7,609	
TOTAL JUST VALUE		184,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,141	
SALE:1:1: ULMER ESTATE \$.70 STAMPS			
BLDG:1:1: NOBI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20073	M H	125	10/25/2002
12879	M H	125	08/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/2080	7/06/1993	WD	Q	V	02	0
GRANTOR: EDWARD GAINNEY						
GRANTEE: DANIEL GAINNEY						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W67 S24 E15 UOP= S12 E24 N12 W24\$ E52 N24\$ UOP= N12 W67 S12 E67\$. .	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.87	AC		1.00	1.00	1.00	280.00	280.00	2,764							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.87	AC		1.00	1.00	1.00	11,000.00	11,000.00	108,570							