S1/4 OF SE1/4 OF SW1/4 & EX 4.82
1434-1632.

DOBBINS LUWINDA FAYE/DOBBINS DAVID KENT
2838 SW CR 138
FORT WHITE, FL 32038

2027

23-7S-16-04302-000

BUILDING CHARACTERISTICS

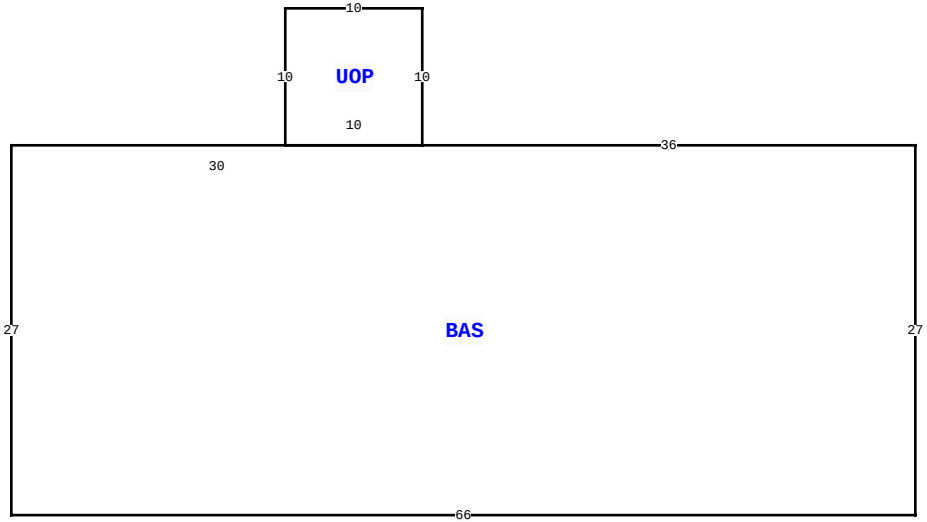
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,782	100		1,782	109,485
UOP	100	25		25	1,536
TOTALS	1,882			1,807	111,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,807	113.9000	105.93	191,416	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2014 Heated Area: 1782 HX Base Yr 2014



2838 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	05/12/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,021
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		55,620
TOTAL MARKET VALUE		155,831
SOH/AGL Deduction		72,245
ASSESSED VALUE		83,586
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,175
TOTAL JUST VALUE		174,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28076	M H	404	09/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2412	9/14/2023	LE	U	I	14	100
GRANTOR:						
GRANTEE:						
1428/1951	1/25/2021	QC	U	I	11	100
GRANTOR: BRIDGES MARGARET						
GRANTEE: DOBBINS LUWINDA FAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N10 W10 S10 E10$ W30 S27 E66 N27$.

EXTRA FEATURES

LN	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	2013	2013	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 8,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							
2	6200	A	PASTURE 3	0			0.00	0.00	2.18	AC		1.00	1.00	1.00	280.00	280.00	610							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	2.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	19,620							

REVIEW DATE 07/09/2015 BY DF Total Acres: 5.18 Total Land Value: 36,610 Market: 19,620 Agricultural: 610 Common: 36,000 PRINTED 11/17/2026 BY SYS