COMM AT S LINE OF SE1/4 OF SW 1/
LINE OF SW CR 138 THENCE W 654.4
332.85 FT, W 631.01 FT, S 332.94

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

**2027**

**23-7S-16-04302-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |

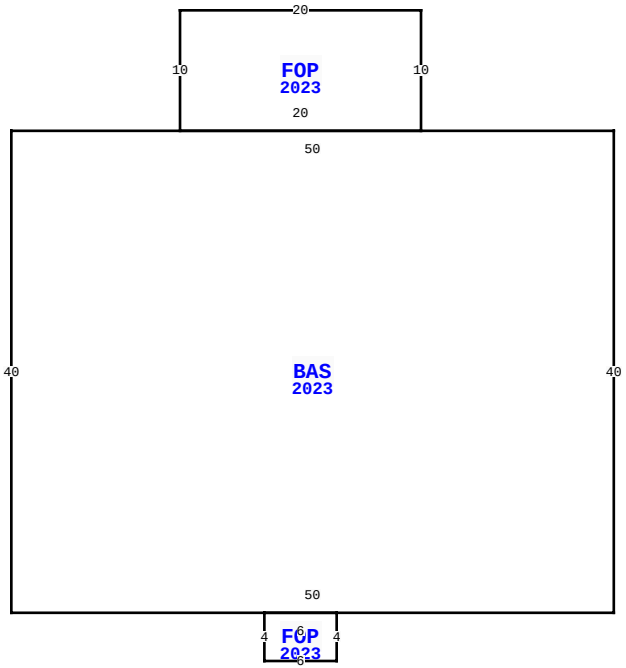
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 23716.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,000 | 100 | 2023 | 2,000 | 252,743 |
| FOP | 24 | 30 | 2023 | 7 | 885 |
| FOP | 200 | 30 | 2023 | 60 | 7,582 |
| TOTALS | 2,224 | | | 2,067 | 261,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,067 | 118.4370 | 130.28 | 269,289 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2000 HX Base Yr 2023




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

2840 SW COUNTY ROAD 138 , FORT WHITE

## 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 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 261,210 |
| TOTAL MARKET OB/XF VALUE | 4,800 |
| TOTAL LAND VALUE - MARKET | 57,840 |
| TOTAL MARKET VALUE | 323,850 |
| SOH/AGL Deduction | 13,442 |
| ASSESSED VALUE | 310,408 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 258,997 |
| TOTAL JUST VALUE | 323,850 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 328,602 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046104 | Electrical Servic | 0 | 12/15/2022 |
| 000041759 | New Residential C | 190,000 | 04/19/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1439/1448 | 6/08/2021 | WD | U | V | 11 | 100 |
| GRANTOR: DOBBINS DAVID K | | | | | | |
| GRANTEE: DOBBINS DAVID K | | | | | | |
| 1434/1632 | 4/08/2021 | WD | U | V | 30 | 100 |
| GRANTOR: DOBBINS DAVID K | | | | | | |
| GRANTEE: DOBBINS DAVID K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,17] E50 S40 W50 N40 $
FOP=[YR=2023;ORIG=31,7] E20 S10 W20 N10 $
FOP=[YR=2023;ORIG=38,57] E6 S4 W6 N4 $
.

## LAND DESCRIPTION

TOTAL OB/XF 4,800

| 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 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 4.82 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 57,840 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.82 Total Land Value: 57,840 Market: 0 Agricultural: 0 Common: 57,840 PRINTED 11/17/2026 BY SYS