

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

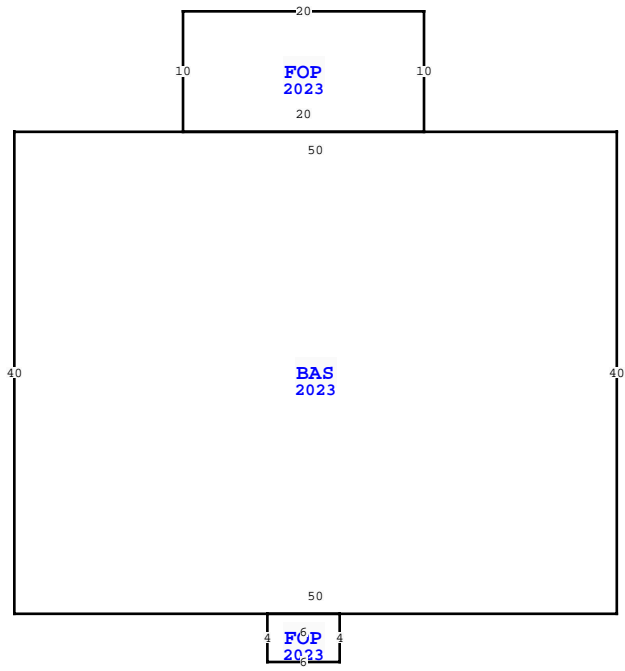
2026

23-7S-16-04302-001



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
07	07				
0100	SINGLE FAMILY				
	MKT AREA		02		
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	257,341
FOP	24	30	2023	7	901
FOP	200	30	2023	60	7,720
TOTALS	2,224			2,067	265,962

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	132.65	274,188	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM			100% - 2023	Heated Area: 2000			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			265,962	
TOTAL MARKET OB/XF VALUE			4,800	
TOTAL LAND VALUE - MARKET			57,840	
TOTAL MARKET VALUE			328,602	
SOH/AGL Deduction			27,235	
ASSESSED VALUE			301,367	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			249,956	
TOTAL JUST VALUE			328,602	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			317,184	

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						

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0104	GENERATOR	0	100	0

TOTAL OB/XF													4,800			
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	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

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																						
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	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							