

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

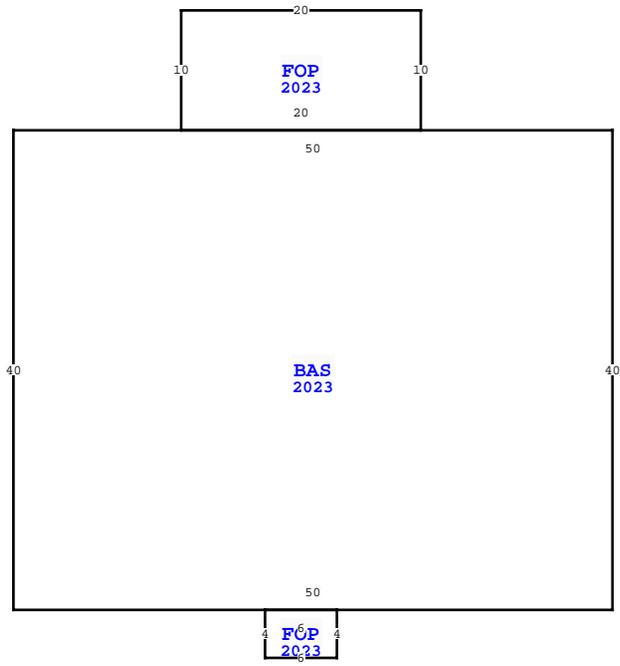
DOBBINS LUWINDA FAYE/DOBBINS DAVID KENT
2838 SW CR 138
FORT WHITE, FL 32038

2026

23-7S-16-04302-001


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32		HARDIE BRD	100		
Exterior Wall	00		N/A	0		
Roof Structure	03		GABLE/HIP	100		
Roof Cover	03		COMP SHNGL	100		
Interior Wall	05		DRYWALL	100		
Interior Floor	13		LAM/VNLPLK	100		
Interior Floor	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	261,939	
FOP	24	30	2023	7	917	
FOP	200	30	2023	60	7,858	
TOTALS	2,224			2,067	270,713	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
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			270,713	
TOTAL MARKET OB/XF VALUE			4,800	
TOTAL LAND VALUE - MARKET			57,840	
TOTAL MARKET VALUE			333,353	
SOH/AGL Deduction			31,986	
ASSESSED VALUE			301,367	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			249,956	
TOTAL JUST VALUE			333,353	
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	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF							
L	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	

TOTAL OB/XF													4,800				
2840 SW COUNTY ROAD 138 , FORT WHITE																	

BUILDING NOTES																	
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 \$																	

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																								
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							