

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 5/15/2025

Parcel: 23-7S-16-04298-021 (22731)

Owner & Property Info

Result: 4 of 11

Owner	GAINNEY DANIEL CHASE GAINNEY BROOKE NICOLE 3529 SW COUNTY ROAD 138 FORT WHITE, FL 32038		
Site	3181 SW COUNTY ROAD 138 138, FORT WHITE		
Description*	COMM AT NE COR OF SE1/4 OF NE 1/4, RUN W 661.09 FT TO NE COR OF E1/2 OF W1/2, RUN S 1256.75 FT FOR POB, RUN W 330.95 FT S 1321.77 FT TO N R/W OF C R 138, E ALONG R/W 330.93 FT, N 1316.08 FT TO POB, 985-2199, WD 1148-2411, WD 1539-1110,1113		
Area	10.02 AC	S/T/R	23-7S-16
Use Code**	VACANT (0000)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$90,180	Mkt Land	\$95,190
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$90,180	Just	\$95,190
Class	\$0	Class	\$0
Appraised	\$90,180	Appraised	\$95,190
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$90,180	Assessed	\$95,190
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$90,180 city:\$0 other:\$0 school:\$90,180	Total Taxable	county:\$95,190 city:\$0 other:\$0 school:\$95,190

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/28/2025	\$194,900	1539 / 1113	WD	V	Q	01
4/28/2025	\$100	1539 / 1110	WD	V	U	11
4/17/2008	\$100	1148 / 2411	WD	V	Q	01
6/12/2003	\$30,000	985 / 2199	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	10.020 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$95,190

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