LOT 16 SEDGEFIELD S/D PHASE 3.
WD 1078-68, WD 1502-1468, WD 150

MARTINEZ SAMUEL/MARTINEZ JOVELIS
1845 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

03-6S-16-03767-316

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

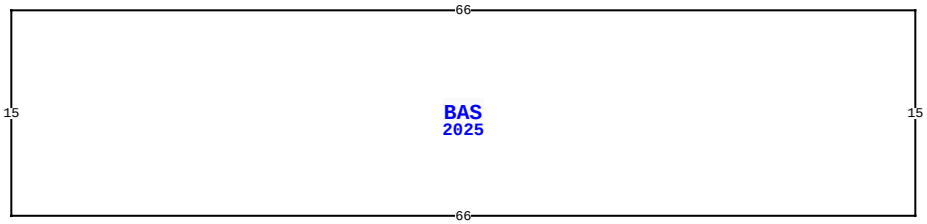
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2025	990	107,576
TOTALS	990			990	107,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	990	112.0000	110.88	109,771	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 990 HX Base Yr



269 SW SEDGEFIELD FARMS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,576
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	169,576
SOH/AGL Deduction	0
ASSESSED VALUE	169,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,576
TOTAL JUST VALUE	169,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048766	Mobile Home		12/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/1961	10/25/2024	WD	Q	I	01	85,000
GRANTOR: CORENS ROBERT (ENH LE						
GRANTEE: MARTINEZ SAMUEL						
1502/1799	11/03/2023	WD	U	V	37	65,000
GRANTOR: BUY LAND LOTS, LLC						
GRANTEE: CORENS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,20] E66 S15 W66 N15 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/27/2025 BY TP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/07/2025 BY SYS