COMM NE COR OF SE 1/4 OF NW1/4 R
TO E R/W OF COUNTY RD, SW ALONG
FOR POB. E 719.01 FT, S 721.98 F

MARTINEZ KAREN L/MARTINEZ EDWARD E
5625 BOULDER BLVD
SARASOTA, FL 34233

2025

04-3S-17-04838-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

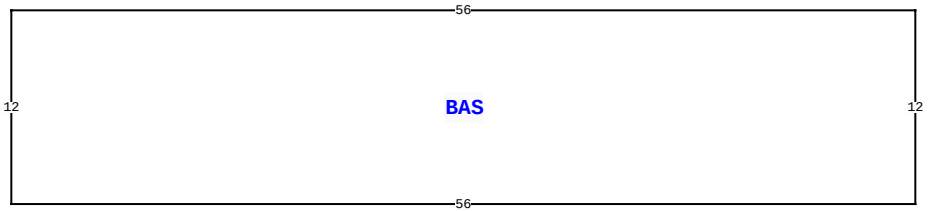
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,830
TOTALS	672			672	10,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	67.1490	40.29	27,075	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	10,830
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	69,030
TOTAL MARKET VALUE	87,310
SOH/AGL Deduction	11,150
ASSESSED VALUE	76,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,160
TOTAL JUST VALUE	87,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/759	3/14/2022	WD	Q	I	01	60,000
GRANTOR: MULLINS LARRY MARTIN						
GRANTEE: MARTINEZ KAREN L						
1462/753	3/07/2022	QC	U	I	11	100
GRANTOR: WOODINGTON WILLIAM E						
GRANTEE: MULLINS LARRY MARTI						

1475 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	10.62	AC		1.00	1.00	1.00	6,500.00	6,500.00	69,030							

REVIEW DATE 08/06/2015 BY DF Total Acres: 10.62 Total Land Value: 69,030 Market: 0 Agricultural: 0 Common: 69,030 PRINTED 08/15/2025 BY SYS