LOT 26 MEADOWLANDS S/D PHS 2.
AG 1072-2104, WD 1089-1265, WD 1

MARTINEZ MARTIN DEJESUS/MARTINEZ DINORA DELCARMEN
11702 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038-3874

2026

06-6S-17-09617-226

BUILDING CHARACTERISTICS

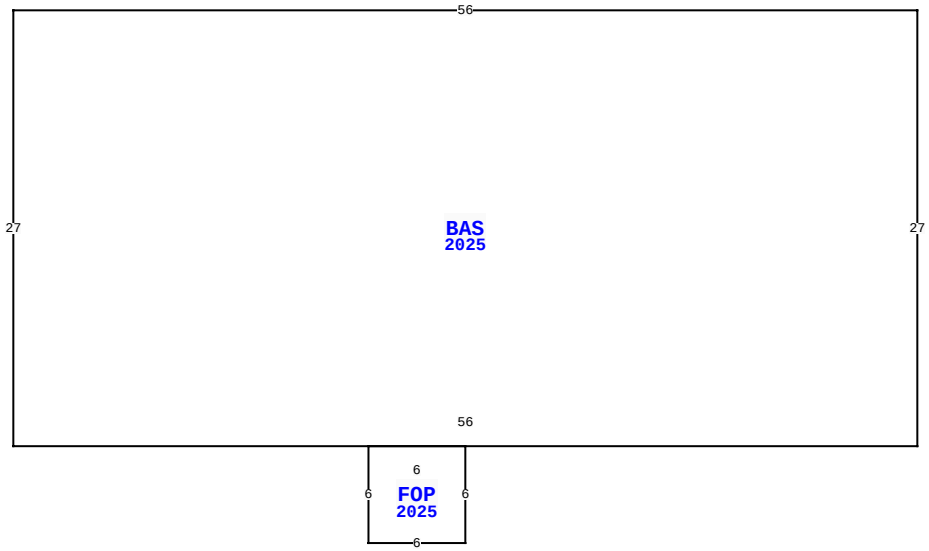
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	176,033
FOP	36	30	2025	11	1,281
TOTALS	1,548			1,523	177,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	105.0000	117.60	179,105	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1512 HX Base Yr



279 SW MEADOWLANDS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,314
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	232,314
SOH/AGL Deduction	0
ASSESSED VALUE	232,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,314
TOTAL JUST VALUE	232,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047158	New Residential C	200,000	05/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/997	3/22/2021	WD	U	V	30	100
GRANTOR: MARTINEZ MARTIN						
GRANTEE: MARTINEZ MARTIN DEJ						
1228/0980	1/02/2012	WD	U	V	30	100
GRANTOR: MARTIN & DINORA MARTI						
GRANTEE: MARTIN MARTINEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,17] E56 S27 W56 N27 $
FOP=[YR=2025;ORIG=37,44] E6 S6 W6 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/14/2024 BY HC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS