THE WEST 190 FT OF THE FOLLOW: C
OF SE1/4 OF NE1/4, RUN E 333.76
FT TO N R/W OF S R 340 W ALONG R

MARTINEZ ARTHUR/MARINEZ LINDA HUMANES
4113 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03594-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

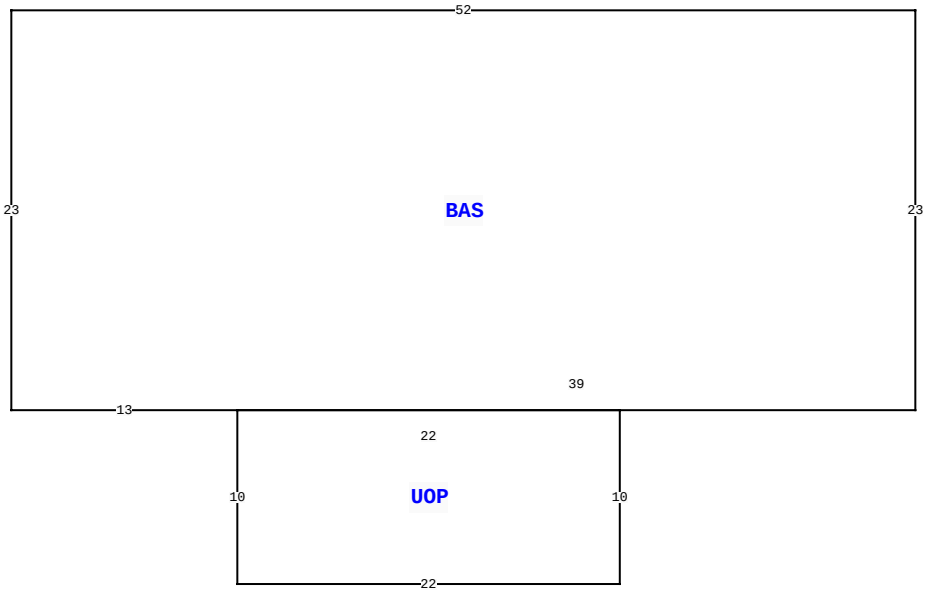
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 01
NEIGHBORHOOD/LOC	12516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	33,842
UOP	220	25		55	1,556
TOTALS	1,416			1,251	35,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,251	117.9000	70.74	88,496	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1196 HX Base Yr 2003



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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,398
TOTAL MARKET OB/XF VALUE		4,900
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		75,298
SOH/AGL Deduction		32,766
ASSESSED VALUE		42,532
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,532
TOTAL JUST VALUE		75,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/2278	8/30/2012	WD	U	I	11	100
GRANTOR: LINDA HUMANES MARTINE						
GRANTEE: ARTHUR & LINDA HUMA						
1036/2479	2/01/2005	QC	Q	I	01	100
GRANTOR: JUANITA HUMANES, VIOL						
GRANTEE: JUANITA HUMANES & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E13 UOP= S10 E22 N10 W22$ E39 N23$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	100			0.00	0.00	2.80	AC		1.00	1.00	1.00	12,500.00	12,500.00	35,000							

REVIEW DATE 09/18/2019 BY KR Total Acres: 2.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/21/2025 BY SYS