W1/2 OF NW1/4 OF SE1/4 OF SE1/4
BEND S/D UNR & ALSO A 60-FT PRIV
DANA DR.

MARTINEZ NICOLE AMBER/MARTINEZ CHRISTOPHER
301 SW DANA GLN
FORT WHITE, FL 32038

2026

26-7S-16-04335-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

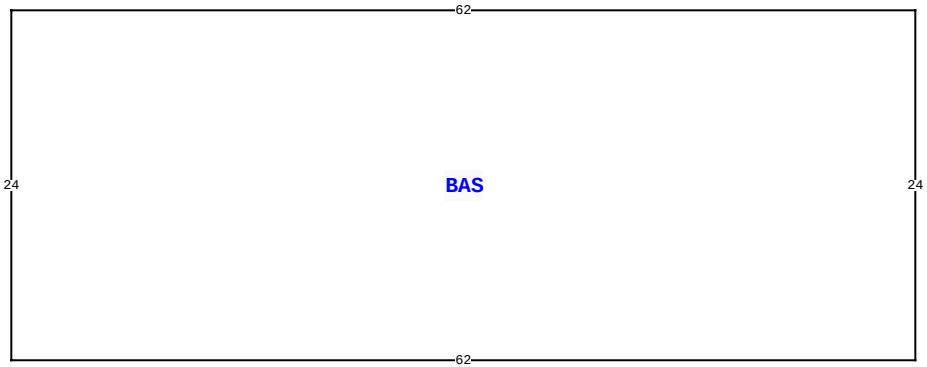
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26716.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	96,383
TOTALS	1,488			1,488	96,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,488	125.2900	117.77	175,242	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1488 HX Base Yr 2025



301 SW DANA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,383
TOTAL MARKET OB/XF VALUE		7,770
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		164,153
SOH/AGL Deduction		27,664
ASSESSED VALUE		136,489
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,767
TOTAL JUST VALUE		164,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15661	M H	125	06/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/25	9/06/2022	WD	Q	I	01	150,000
GRANTOR: MELMS DALE C						
GRANTEE: MARTINEZ NICOLE AMB						
1175/0790	5/05/2009	WD	U	I	12	58,300
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: DALE C MELMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S24 E62 N24$.

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	0120	CLFENCE 4	0	100	0	0	140.00	UT	5.50	5.50	100	2010	2010	3	100	770	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,770

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		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							

REVIEW DATE 10/20/2022 BY ME Total Acres: 6.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/18/2025 BY SYS