LOT 9 APPALACHIE TRACE UNR: COMM
NE1/4, RUN N 1061.27 FT FOR POB,
868.72 FT, S 77 DG E 524.25 FT T

MARTINEZ RAMIRO/MEDINA LILIAN
264 SW MICANOPY GLEN
FORT WHITE, FL 32038

2027

03-6S-16-03766-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

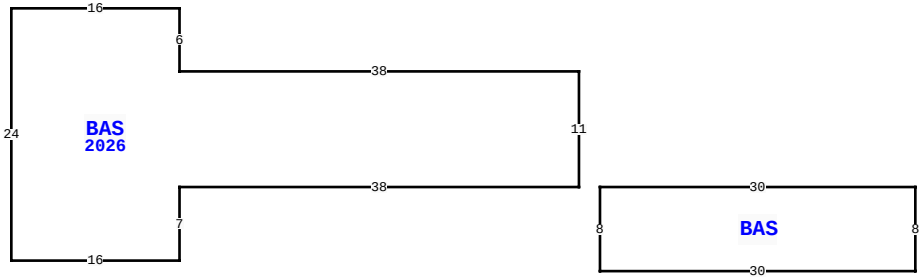
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3616.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	9,680
BAS	802	100	2026	802	32,346
TOTALS	1,042			1,042	42,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	02	1,042	55.1000	67.22	70,043	1990	1990	0	0	0	40.00	60.00

2 SFR PILING 100% - 2017 Heated Area: 1042 HX Base Yr 2017



264 SW MICANOPY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		42,026
TOTAL MARKET OB/XF VALUE		14,308
TOTAL LAND VALUE - MARKET		145,800
TOTAL MARKET VALUE		202,134
SOH/AGL Deduction		96,794
ASSESSED VALUE		105,340
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,929
TOTAL JUST VALUE		202,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27749	M H	549	04/15/2009
13053	M H	125	09/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/0784	9/25/2015	WD	U	V	11	100
GRANTOR: ZEIDY ROCHE M D P A						
GRANTEE: RAMIRO MARTINEZ & L						
1009/0367	3/05/2004	WD	Q	V	01	31,000
GRANTOR: MARTINEZ,						
GRANTEE: ZEIDY ROCHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-32,-11] W38 N6 W16 S24 E16 N7 E38 N11 $
BAS=[ORIG=0,0] W30 S8 E30 N8 $
.

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	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	50	2002	2002	3	50	960	
2	0031	BARN,MT AE	0	100	22	36	792.00	UT	10.00	10.00	65	2009	2009	3	65	5,148	
3	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	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 14,308

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	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	109,800							

REVIEW DATE 04/20/2026 BY KS Total Acres: 16.20 Total Land Value: 145,800 Market: 0 Agricultural: 0 Common: 145,800 PRINTED 11/17/2026 BY SYS