LOT 16 SEDGEFIELD S/D PHASE 3.
WD 1078-68, WD 1502-1468, WD 150

MARTINEZ SAMUEL/MARTINEZ JOVELIS
1845 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

03-6S-16-03767-316

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

269 SW SEDGEFIELD FARMS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	72,000
SOH/AGL Deduction	0
ASSESSED VALUE	72,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,000
TOTAL JUST VALUE	72,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048766	Mobile Home		12/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1961	10/25/2024	WD	Q	I	01	85,000
GRANTOR: CORENS ROBERT (ENH LE						
GRANTEE: MARTINEZ SAMUEL						
1502/1799	11/03/2023	WD	U	V	37	65,000
GRANTOR: BUY LAND LOTS, LLC						
GRANTEE: CORENS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/22/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/10/2026 BY SYS