COMM AT SE COR OF NE1/4 OF NE 1/
W 2518 FT FOR POB, CONT W 470 FT
SW HALTIWANGER RD, NW ALONG R/W

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

**2027**

**04-6S-17-09597-000**

## BUILDING CHARACTERISTICS

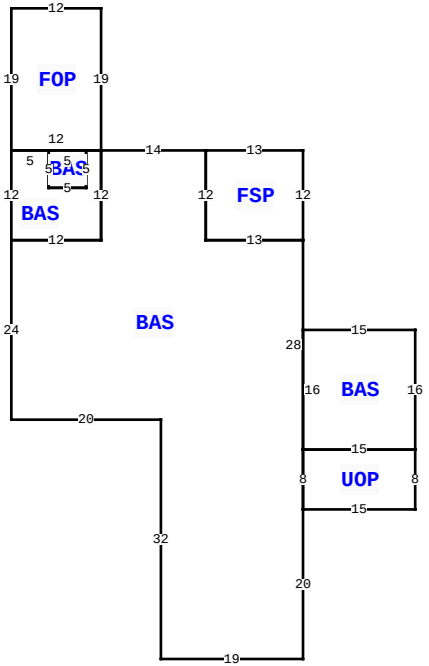
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 4617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 25 | 100 | | 25 | 2,566 |
| BAS | 119 | 100 | | 119 | 12,214 |
| BAS | 240 | 100 | | 240 | 24,633 |
| BAS | 1,712 | 100 | | 1,712 | 175,711 |
| FOP | 228 | 30 | | 68 | 6,979 |
| FSP | 156 | 40 | | 62 | 6,364 |
| UOP | 120 | 20 | | 24 | 2,464 |
| TOTALS | 2,600 | | | 2,250 | 230,929 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,250 | 114.8400 | 126.32 | 284,220 | 1900 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM 100% - 2024 Heated Area: 2096 HX Base Yr 2024




1845 SW HALTIWANGER RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 230,929 |
| TOTAL MARKET OB/XF VALUE | 8,200 |
| TOTAL LAND VALUE - MARKET | 53,000 |
| TOTAL MARKET VALUE | 253,249 |
| SOH/AGL Deduction | 50,783 |
| ASSESSED VALUE | 202,466 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 151,055 |
| TOTAL JUST VALUE | 292,129 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 296,333 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054448 | Remodel | 37,575 | 11/11/2025 |
| 000043216 | Roof Replacement | 7,500 | 11/19/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1499/2273 | 9/27/2023 | WD | Q | I | 01 | 350,000 |
| GRANTOR: CARDOSO ANGEL VICTOR | | | | | | |
| GRANTEE: MARTINEZ SAMUEL | | | | | | |
| 1431/351 | 2/10/2021 | WD | U | I | 12 | 138,600 |
| GRANTOR: LSF9 MASTER PARTICIPA | | | | | | |
| GRANTEE: CARDOSO ANGEL VICTO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 N12 W14 S12 W12 S24 E20 S32 E19 N20 N8 N28 $
BAS=[ORIG=0,28] E15 N16 W15 S16 $
FOP=[ORIG=-27,-12] N19 W12 S19 E12 $
FSP=[ORIG=0,0] N12 W13 S12 E13 $
UOP=[ORIG=0,36] E15 N8 W15 S8 $
BAS=[ORIG=-27,-12] W2 S5 W5 N5 W5 S12 E12 N12 $
BAS=[ORIG=-29,-12] W5 S5 E5 N5 $
.

## 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 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 5,000 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2024 | 2023 | | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | 100 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 100 | | | | | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,120 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 100 | | | | | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |

REVIEW DATE 10/24/2023 BY ME Total Acres: 5.00 Total Land Value: 14,120 Market: 40,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS