

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

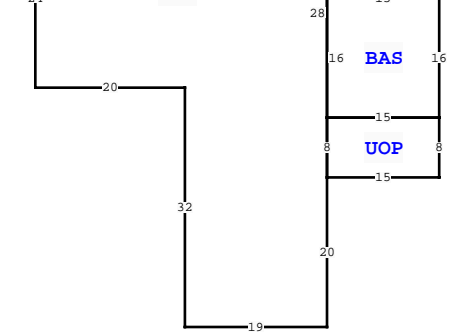
MARTINEZ SAMUEL/MARTINEZ JOVELIS  
1845 SW HALTIWANGER RD  
LAKE CITY, FL 32024

**2026**

04-6S-17-09597-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	128.62	289,395	1900	2010	0	0	18.75	81.25
1 SINGLE FAM			100% - 2024	Heated Area: 2096			HX Base Yr 2024				



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	2,613
BAS	119	100		119	12,436
BAS	240	100		240	25,081
BAS	1,712	100		1,712	178,910
FOP	228	30		68	7,106
FSP	156	40		62	6,479
UOP	120	20		24	2,508
<b>TOTALS</b>	<b>2,600</b>			<b>2,250</b>	<b>235,133</b>

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES		1845 SW HALTIWANGER RD, LAKE CITY																	
L N	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			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			235,133
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			257,453
SOH/AGL Deduction			60,851
ASSESSED VALUE			196,602
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			145,191
TOTAL JUST VALUE			296,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,951

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 \$	

LAND DESCRIPTION		TOTAL OB/XF 8,200																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							