

COMM SE COR OF NW1/4 OF NE1/4, R
NW 34.04 FT FOR POB, RUN S 5.94
FT, NW 397.30 FT, NE 109.64 FT,

SANCHEZ-AGUILAR MARI C/SANCHEZ-MARTINEZ JAIME
238 SW CALLAHAN AVE
LAKE CITY, FL 32024

2026

15-4S-16-02987-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,458	100	
TOTALS	1,458		1,458
			164,123

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MODULAR	1	0%	2021	Heated Area: 1458		HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 54 54 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,123
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			193,523
SOH/AGL Deduction			0
ASSESSED VALUE			193,523
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,523
TOTAL JUST VALUE			193,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,642
LAND:1:1: 1.0 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38613	M H	450	09/16/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1425/2364	12/09/2020	QC	U	I	11	100	
GRANTOR: SANCHEZ-MARTINEZ ARTU							
GRANTEE: SANCHEZ-MARTINEZ JA							
1366/2499	7/25/2018	QC	U	V	11	100	
GRANTOR: ARTURO SANCHEZ-MARTIN							
GRANTEE: ARTURO SANCHEZ-MART							

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS														7,400		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W54 S27 E54 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0201	C	MOD HOME	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							