LOTS 7 & 8 ICHETUCKNEE OAKS S/D.
882-2271, 885-531, 889-585, 1031

MARTINEZ JEAN MANUEL/CANCHICA CLAUDIA GABRIELA
4720 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2027

21-6S-16-03899-107

BUILDING CHARACTERISTICS

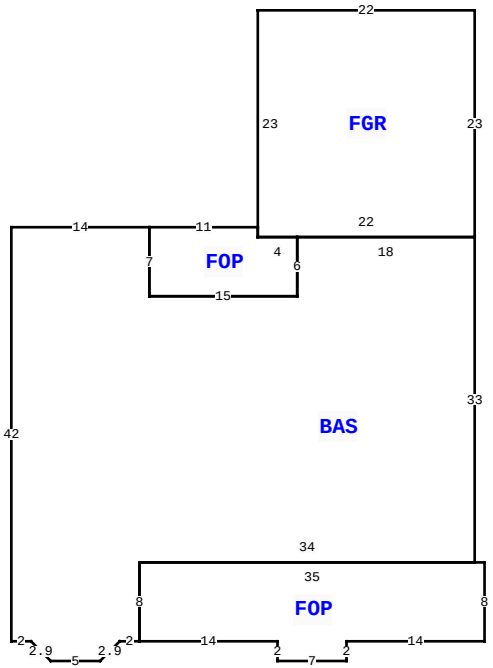
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		21616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100		1,593	177,486
FGR	506	55		278	30,974
FOP	101	30		30	3,342
FOP	294	30		88	9,805
TOTALS	2,494			1,989	221,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	126.6111	139.27	277,008	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 1593 HX Base Yr



4720 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2005	2005	3	100	600	
3	0031	BARN,MT AE	0	0	20	30	600.00	UT	10.00	10.00	100	2005	2005	3	100	6,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
6	0166	CONC,PAVMT	0	0	0	0	1,800.00	UT	2.00	2.00	100	2015	2015	3	100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,606
TOTAL MARKET OB/XF VALUE	13,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	334,606
SOH/AGL Deduction	0
ASSESSED VALUE	334,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,606
TOTAL JUST VALUE	334,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,632

SALE:2:2: LOTS 1,2,3,6,7,8

SALE:4:1: SALE FOR 1 LOT (LOT 10)

SALE:2:1: SALE FOR 6 LOTS, ASSESSED FOR 9

SALE:1:1: SALE IS FOR 8 LOTS TOTALING 40 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23143	SFR	484	05/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2498	9/30/2026	WD	Q	I	01	420,000
GRANTOR: JOHNSON VIRGINIA C RE						
GRANTEE: MARTINEZ JEAN MANUE						
1381/2498	3/15/2019	LE	U	I	14	100
GRANTOR: VIRGINIA C JOHNSON (L						
GRANTEE: V C JOHNSON AS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S42 E2 R2 D2 E5 U2 R2 E2 FOP= E14 S2 E7 N2 E14 N8 W35 S8$ N8 E34 N33 FGR= N23 W22 S23 E22$ W18 FOP= W4 N1 W11 S7 E15 N6$ S6 W15 N7$.

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	0100	C	SFR	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 05/11/2026 BY JB Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS