W 330 FT OF E 1980 FT OF N 620 F
SE1/4 EX RD R/W. ALSO COMM SW CO
N 1314.72 FT TO S R/W CR-138, E

DONATELLI CHRISTOPHER L
1962 SE JOY HAVEN ST
PORT ST LUCIE, FL 34983

2027

21-7S-16-04278-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21716.00	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

4860 SW COUNTY ROAD 138 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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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	61,100
TOTAL MARKET VALUE	68,100
SOH/AGL Deduction	9,886
ASSESSED VALUE	58,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,214
TOTAL JUST VALUE	68,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,100

SALE:3:1: MH HERE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12212	RECONNECT	30	02/28/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/220	9/21/2026	QC	U	I	11	100
GRANTOR: MARTZ MELISSA J						
GRANTEE: DONATELLI CHARISTOP						
1421/0105	9/30/2020	QC	U	V	11	100
GRANTOR: CHRISTOPHER L DONATEL						
GRANTEE: MELISSA J MARTZ						

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			3	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	4.70	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,100							

REVIEW DATE 07/06/2015 BY DF Total Acres: 4.70 Total Land Value: 61,100 Market: 0 Agricultural: 0 Common: 61,100 PRINTED 11/17/2026 BY SYS