W 330 FT OF E 1980 FT OF N 620
FT OF S1/2 OF SE1/4 EX RD R/W.
ALSO COMM SW CPR PF SE1/4, RUN

MARTZ MELISSA J
1962 SE JOY HAVEN ST
PORT ST LUCIE, FL 34983

**2026**

**21-7S-16-04278-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 | 05/14/2024 MLU |
| INC DATE | | AG DATE | |

### 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 | 47,000 |
| TOTAL MARKET VALUE | 54,000 |
| SOH/AGL Deduction | 1,078 |
| ASSESSED VALUE | 52,922 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 52,922 |
| TOTAL JUST VALUE | 54,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 54,000 |

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 |
|---|---|---|---|---|---|---|
| 1421/0105 | 9/30/2020 | QC | U | V | 11 | 100 |
| GRANTOR: CHRISTOPHER L DONATEL | | | | | | |
| GRANTEE: MELISSA J MARTZ | | | | | | |
| 1343/0659 | 8/23/2017 | QC | U | V | 11 | 100 |
| GRANTOR: ROSE SLAYMAKER TRUSTE | | | | | | |
| GRANTEE: CHRISTOPHER L DONAT | | | | | | |

### 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 | 10,000.00 | 10,000.00 | 47,000 | | | | | | | |

REVIEW DATE 07/06/2015 BY DF Total Acres: 4.70 Total Land Value: 47,000 Market: 0 Agricultural: 0 Common: 47,000 PRINTED 03/24/2026 BY SYS