LOT 9 BLUE SKY ESTATES UNR: COMM
OF NE1/4, E 431.60 FT, S 120 FT
468.70 FT, S 939.02 FT TO N R/W

MARTINSON STEVEN CARL/MARTINSON DEBRA D
3753 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

36-6S-16-04075-009

BUILDING CHARACTERISTICS

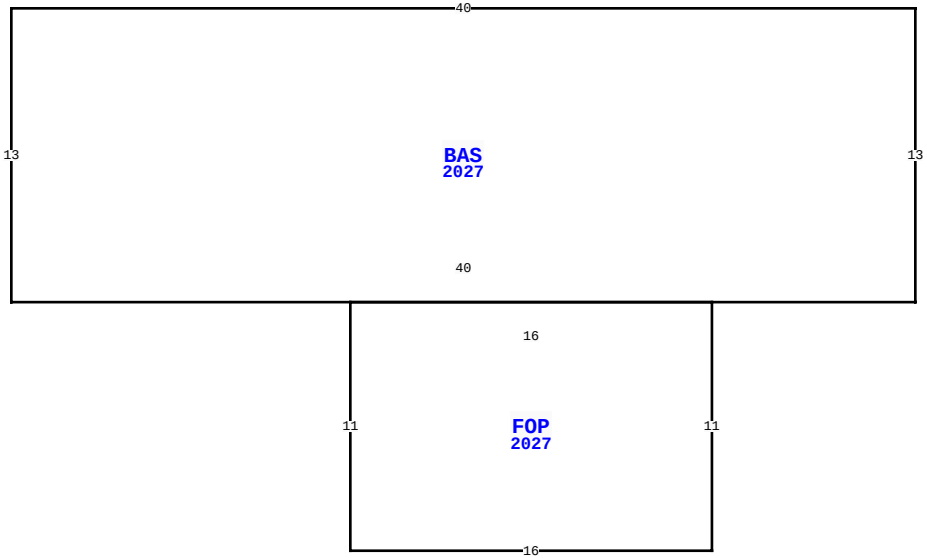
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2027	520	31,824
FOP	176	35	2027	62	3,794
TOTALS	696			582	35,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	582	102.0000	61.20	35,618	2026	2026	0	0	0	0.00	100.00

1 STRG/CONV 0% - 2027 Heated Area: 520 HX Base Yr



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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,618
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,640
TOTAL MARKET VALUE	148,258
SOH/AGL Deduction	197
ASSESSED VALUE	148,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,061
TOTAL JUST VALUE	148,258
NCON VALUE	35,618
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046613	Electrical Servic	0	02/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1701	9/22/2022	WD	U	V	34	65,000

GRANTOR: BLUE SKY TIMBER-LAND

GRANTEE: MARTINSON STEVEN CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,7] E40 S13 W40 N13 $
FOP=[YR=2027;ORIG=33,20] E16 S11 W16 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,640							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.24 Total Land Value: 112,640 Market: 0 Agricultural: 0 Common: 112,640 PRINTED 11/17/2026 BY SYS