LOT 10 BLUE SKY ESTATES UNR: COM
SW1/4 OF NE1/4, E 900.30 FT FOR
422 FT, TO NE COR OF SW1/4 OF NE

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

2026

36-6S-16-04075-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3753 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,995.00	4,995.00	100	2022	2021		100	2,800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,995.00	4,995.00	100	2022	2021		100	4,995	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2022	2021		100	24,000	

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	41,995
TOTAL LAND VALUE - MARKET	111,430
TOTAL MARKET VALUE	153,425
SOH/AGL Deduction	1,372
ASSESSED VALUE	152,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,053
TOTAL JUST VALUE	153,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1692	9/22/2022	WD	U	I	34	65,000

GRANTOR: BLUE SKY TIMBER-LAND

GRANTEE: MARTINSON STEVEN CA

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 41,995

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.13	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,430							

REVIEW DATE 05/14/2026 BY NH Total Acres: 10.13 Total Land Value: 111,430 Market: 0 Agricultural: 0 Common: 111,430 PRINTED 06/19/2026 BY SYS