

COMM NW COR OF NW1/4, RUN S 2227
 RUN E 1310.41 FT, S 430.94 FT, W
 430.94 FT TO POB.

MARTIN CHRISTOPHER S/MARTIN DORA L
 277 SW AQUA WAY
 FORT WHITE, FL 32038

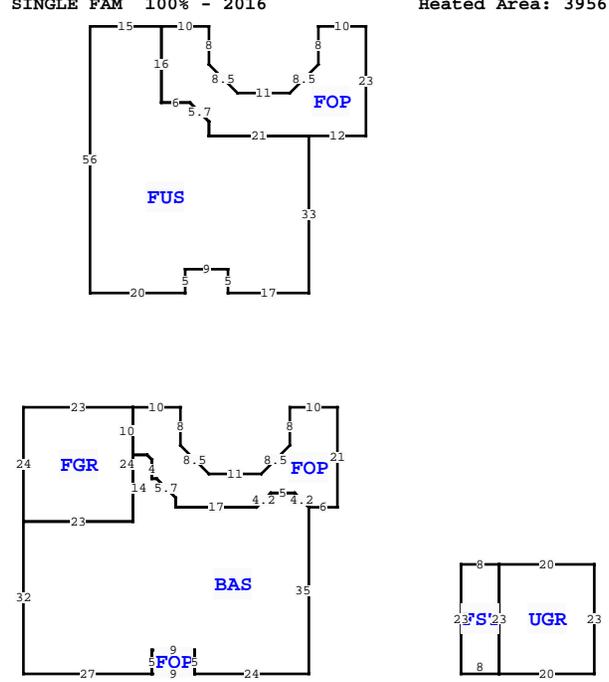
2026

36-7S-16-04351-006


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,932	133.3216	151.99	749,615	2015	2015	0	0	0 10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 3956 HX Base Yr 2016



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	674,654		
TOTAL MARKET OB/XF VALUE	13,272		
TOTAL LAND VALUE - MARKET	116,640		
TOTAL MARKET VALUE	804,566		
SOH/AGL Deduction	541,289		
ASSESSED VALUE	263,277		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	211,866		
TOTAL JUST VALUE	804,566		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	800,582		

Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	36716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	283,978
FGR	552	55		304	41,585
FOP	45	30		14	1,915
FOP	528	30		158	21,613
FOP	641	30		192	26,264
FST	184	55		101	13,816
FUS	1,880	100		1,880	257,167
UGR	460	45		207	28,316
TOTALS	6,366			4,932	674,654

EXTRA FEATURES																
L N	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	0280	POOL R/CON	0	100	0	240.00	UT	70.00	70.00	100	2015	2015	3	79	13,272	

277 SW AQUA WAY, FORT WHITE

PERMIT NUM				DESCRIPTION	AMT	ISSUED
33089	GARAGE		236	06/17/2015		
32605	POOL		140	01/13/2015		
28686	SFR		1,427	06/24/2010		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0019	1/11/2005	WD Q	Q	V		80,400

GRANTOR: COCHRAN
 GRANTEE: MARTIN
 0779/2165 9/07/1993 WD Q V 27,000
 GRANTOR: FRANKENHAUSER
 GRANTEE: DOUGLAS COCHRAN

LAND DESCRIPTION		TOTAL OB/XF 13,272																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		00	0.00	0.00	12.96	AC		1.00	1.00	1.00	9,000.00	9,000.00	116,640							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= N35 FOP= E6 N21 W10 S8 D6 L6 W11 L6 U6 N8 W10 FGR= W23 S24 E23 N24\$ S10 E3 R1 D1 S4 E1 D4 R4 S2 E17 R3 U3 E5 D3 R3 \$ L3 U3 W5 D3 L3 W17 N2 L4 U4 W1 N4 U1 L1 W3 S14 W23 S32 E27 FOP= E9 N5 W9 S5\$ N5 E9 S5 E24\$ PTR= E40 UGR= E20 N23 W20 FST= W8 S23 E8 N23\$ S23\$ W40\$ PTR= N80 FUS= N33 FOP= E12 N23 W10 S8 D6 L6 W11 L6 U6 N8 W10 S16 E6 D4 R4 S3 E21\$ W21 N3 L4 U4 W6 N16 W15 S56 E20 N5 E9 S5 E17\$ S80\$.	

REVIEW DATE		BY		DF		Total Acres: 12.96		Total Land Value: 116,640		Market: 0		Agricultural: 0		Common: 116,640		PRINTED 05/11/2026 BY SYS	
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