

COLUMBIA COUNTY

Property Appraiser

Parcel 04-6S-17-09597-000

Owners

MARTINEZ SAMUEL
MARTINEZ JOVELIS
1845 SW HALTIWANGER RD
LAKE CITY, FL 32024

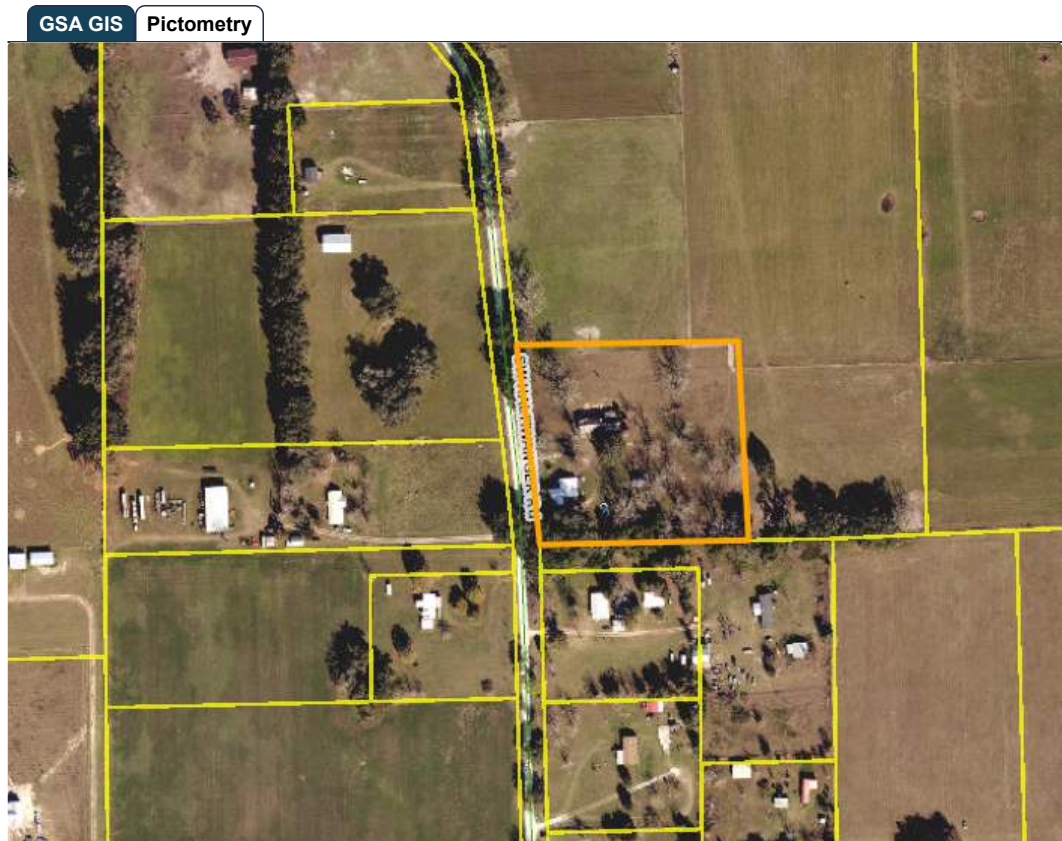
Parcel Summary

Location	1845 SW HALTIWANGER RD
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	5.0000
Section	04
Township	6S
Range	17
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM AT SE COR OF NE1/4 OF NE 1/4, RUN
W 2518 FT FOR POB, CONT W 470 FT TO E R/W
SW HALTIWANGER RD, NW ALONG R/W 454.84 FT,
E 500.22 FT FT, S 454.07 FT TO POB.

822-1527, 842-1321, 1096-1394, DC 1288-1734,
CT 1404-2768, WD 1431-351, WD 1499-2273



30° 00' 08" N 82° 37' 19" W

Working Values

	2026
Total Building	\$235,133
Total Extra Features	\$8,200
Total Market Land	\$50,000
Total Ag Land	\$1,120
Total Market	\$293,333
Total Assessed	\$197,173
Total Exempt	\$50,722
Total Taxable	\$146,451
SOH Diff	\$57,280

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$238,751	\$227,218	\$105,070	\$90,834	\$75,763	\$69,265	\$63,854
Total Extra Features	\$8,200	\$8,200	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330
Total Market Land	\$50,000	\$50,000	\$42,500	\$32,500	\$30,000	\$31,951	\$31,951
Total Ag Land	\$1,120	\$0	\$0	\$0	\$0	\$1,120	\$1,080
Total Market	\$296,951	\$285,418	\$149,900	\$125,664	\$108,093	\$103,546	\$98,135
Total Assessed	\$191,463	\$184,979	\$138,230	\$125,664	\$108,093	\$79,084	\$71,956
Total Exempt	\$50,722	\$50,000	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$140,741	\$134,979	\$138,230	\$125,664	\$108,093	\$79,084	\$71,956
SOH Diff	\$66,608	\$100,439	\$11,670	\$0	\$0	\$1,787	\$3,464

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1499/2273	2023-09-27	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$350,000	Grantor: CARDOSO ANGEL VICTOR JR Grantee: MARTINEZ SAMUEL
<u>WD</u> 1431/351	2021-02-10	<u>U</u>	<u>12</u>	WARRANTY DEED	Improved	\$138,600	Grantor: LSF9 MASTER PARTICIPATION TRUST Grantee: CARDOSO ANGEL VICTOR JR
<u>CT</u> 1404/2768	2020-01-22	<u>U</u>	<u>18</u>	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT Grantee: U.S. BANK TRUST N.A.

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1096/1394	2006-09-18	Q	06	WARRANTY DEED	Improved	\$100	Grantor: BRUCE A NICELY Grantee: JEANNE S NICELY
WD 0822/1527	1996-05-22	Q	01	WARRANTY DEED	Improved	\$100	Grantor: JEANNE S NICELY (LIFE ESTATE) Grantee: JEANNE S NICELY & BRUCE A NICELY (JTWRS)

Buildings

Building # 1, Section # 1, 69265, SFR

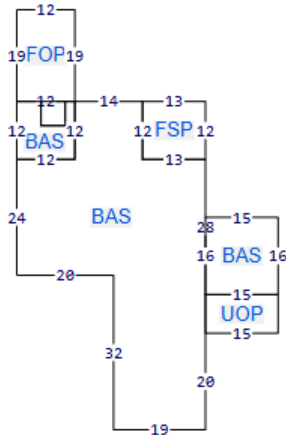
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2096	2600	\$289,395	1900	2010	0.00%	18.75%	81.25%	\$235,133

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	13	LAM/VNLPLK
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	25	100%	25
BAS	119	100%	119
BAS	240	100%	240
BAS	1,712	100%	1,712
FOP	228	30%	68
FSP	156	40%	62
UOP	120	20%	24



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0021	BARN,FR AE			1.00	\$0.00	0	100%	\$5,000
0070	CARPORT UF			1.00	\$0.00	2013	100%	\$1,200
0180	FPLC 1STRY			1.00	\$2,000.00	2023	100%	\$2,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR				1.00	\$10,000.00/AC	1.00	1.00	\$10,000
6200	PASTURE 3				4.00	\$280.00/AC	4.00	1.00	\$1,120
9910	MKT.VAL.AG				4.00	\$10,000.00/AC	4.00	1.00	\$40,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Nov 22, 2021	000043216	REROOF SFR	IMPORTED	Roof Replacement or Repair

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 09, 2025.