COMM AT THE SE COR OF SEC, RUN N
POB, CONT N 287.62 FT, W 946.96
E 937.87 FT TO POB.

ARRIAGA JENIFFER ADRIANA
16931 NW 174TH TER
ALACHUA, FL 32615

**2026**

**20-6S-16-03898-013**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

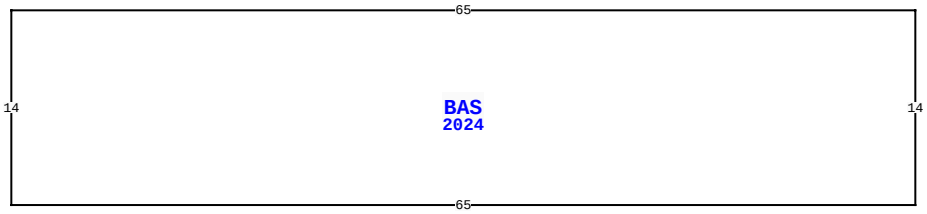
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 20616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 910 | 100 | 2024 | 910 | 16,718 |
| TOTALS | 910 | | | 910 | 16,718 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 910 | 76.5450 | 45.93 | 41,796 | 1985 | 1985 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2024 Heated Area: 910 HX Base Yr




2864 SW CENTERVILLE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 16,718 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 60,700 |
| TOTAL MARKET VALUE | 84,418 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 84,418 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 84,418 |
| TOTAL JUST VALUE | 84,418 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 84,418 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047042 | Mobile Home | | 04/24/2023 |
| 20928 | M H | 125 | 07/29/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1506/2261 | 1/22/2024 | QC | U | I | 11 | 100 |
| GRANTOR: ARRIAGA-GUERRA MANUEL | | | | | | |
| GRANTEE: ARRIAGA JENIFFER AD | | | | | | |
| 1459/2533 | 2/11/2022 | WD | Q | I | 01 | 72,000 |
| GRANTOR: DAMIAN FLORENCIO | | | | | | |
| GRANTEE: ARRIAGA-GUERRA MANU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,15] E65 S14 W65 N14 $
.

## 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 6.07 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 60,700 | | | | | | | |

REVIEW DATE 06/29/2023 BY JB Total Acres: 6.07 Total Land Value: 60,700 Market: 0 Agricultural: 0 Common: 60,700 PRINTED 10/13/2025 BY SYS