

LOTS 1 & 2 ROLLING ACRES S/D.
683-115, 707-22, 808-676, 814-14

SOTO OSCAR VALENCIA
5258 169TH RD
LIVE OAK, FL 32060

2026

29-6S-16-03970-032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100		756	23,643
TOTALS	756			756	23,643

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0031	BARN, MT AE	0	0	42	56	2,352.00	UT	15.00	15.00	
2	0166	CONC, PAVMT	0	0	12	15	180.00	UT	2.00	2.00	
3	0166	CONC, PAVMT	0	0	4	24	96.00	UT	2.00	2.00	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.59	AC	1.00
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	756	110.9000	66.54	50,304	1986	2005	0	0	0	53.00	47.00	
1 MOBILE HME 0% - 2023 Heated Area: 756 HX Base Yr													
14 54 54 14 BAS													
121 SW ROLLING GLN, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/13/2024 MLU													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		69,907	
TOTAL MARKET OB/XF VALUE		49,666	
TOTAL LAND VALUE - MARKET		55,900	
TOTAL MARKET VALUE		175,473	
SOH/AGL Deduction		0	
ASSESSED VALUE		175,473	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		175,473	
TOTAL JUST VALUE		175,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050099	Electrical Servic	0	06/11/2024
14416	PUMP/UTPOL	30	08/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/586	9/22/2022	WD	Q	I	01	230,000
GRANTOR: TIMMERMAN BRIAN						
GRANTEE: SOTO OSCAR VALENCIA						
1471/2731	7/25/2022	WD	U	I	37	75,000
GRANTOR: RIGDON EMMETT MILES						
GRANTEE: TIMMERMAN BRIAN						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W54 S14 E54 N14\$.											

SOTO OSCAR VALENCIA
5258 169TH RD
LIVE OAK, FL 32060

29-6S-16-03970-032

[illegible]