PART OF LOT 7 RIVER OAKS EST UNR
COR OF NE 1/4, RUN N 975.84 FT,
POB, CONT W 214.10 FT, S 205.39

PINEDA FERNANDO
453 SW RIVEROAK CT
FT WHITE, FL 32038

2027

05-7S-16-04137-018

BUILDING CHARACTERISTICS

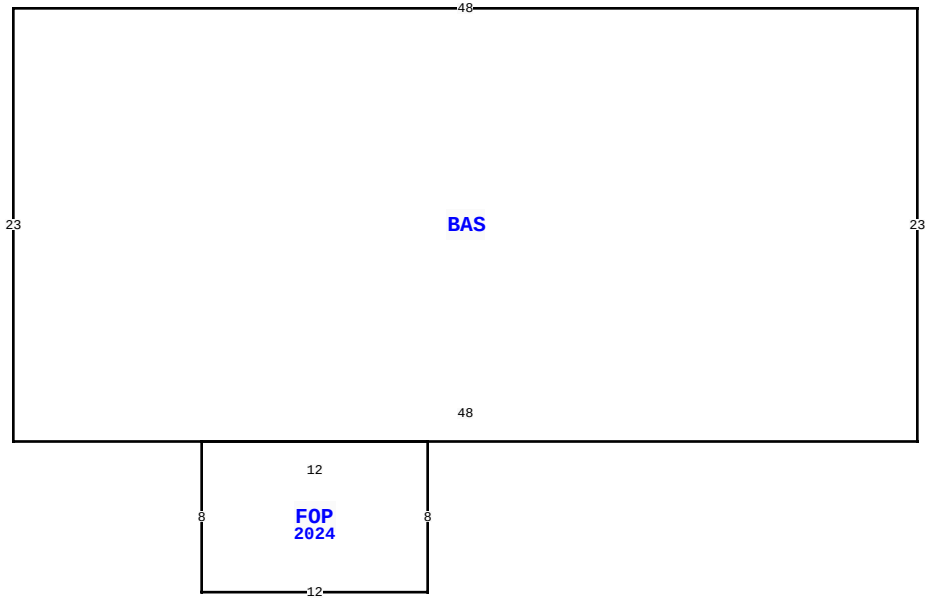
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	99,636
FOP	96	35	2024	34	3,068
TOTALS	1,200			1,138	102,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,138	119.0000	114.24	130,005	2002	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2026 Heated Area: 1104 HX Base Yr 2026



453 SW RIVER OAK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0296	SHED METAL	0	100	6	8	48.00	UT	12.00	12.00	100	2008	2008	3	100	576	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,704
TOTAL MARKET OB/XF VALUE		8,576
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		129,460
SOH/AGL Deduction		0
ASSESSED VALUE		129,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,049
TOTAL JUST VALUE		129,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056016	Storage Building	36,200	07/01/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1828	11/29/2023	WD	Q	I	01	170,000
GRANTOR: SWEENY LISA CHRISTINE						
GRANTEE: PINEDA FERNANDO						
1288/1454	11/30/2014	QC	U	I	11	100
GRANTOR: MICHAEL VON WEZYK						
GRANTEE: LISA CHRISTINE CADR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S23 E48 N23 $
FOP=[YR=2024;ORIG=-26,23] S8 W12 N8 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,576

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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 11/17/2026 BY SYS