

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

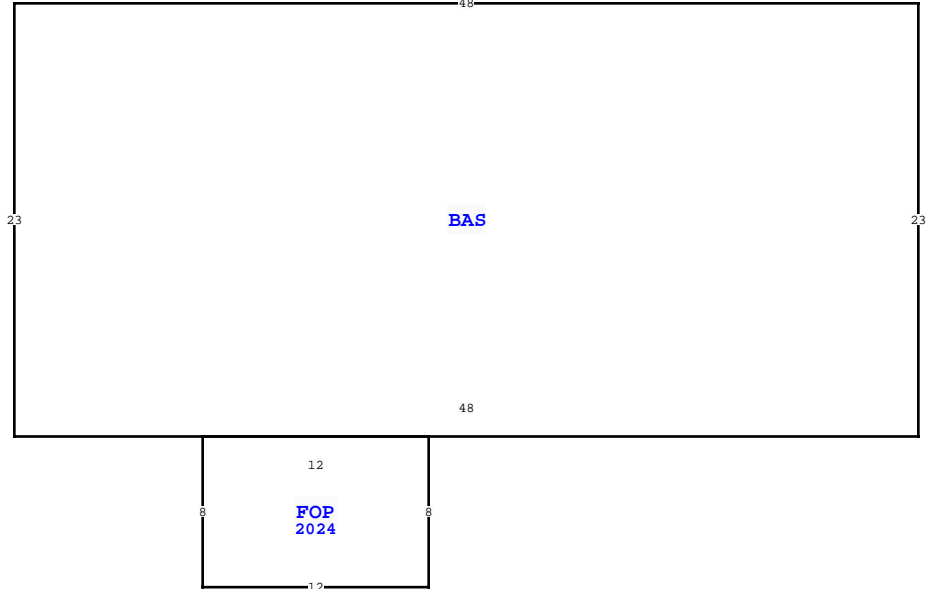
PINEDA FERNANDO  
453 SW RIVEROAK CT  
FT WHITE, FL 32038

2026

05-7S-16-04137-018

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,104	100	
FOP	96	35	2024
TOTALS	1,200		
TOTALS		1,138	103,774

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	-	2026							Heated Area: 1104	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,774
TOTAL MARKET OB/XF VALUE			8,576
TOTAL LAND VALUE - MARKET			18,180
TOTAL MARKET VALUE			130,530
SOH/AGL Deduction			0
ASSESSED VALUE			130,530
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			79,119
TOTAL JUST VALUE			130,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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	0296	SHED METAL	0	100	6	8	UT	12.00	12.00	100	2008	2008	3	100	576	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2024	2023		100	1,000	

TOTAL OB/XF										8,576						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/08/2026			MLU										

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							