

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

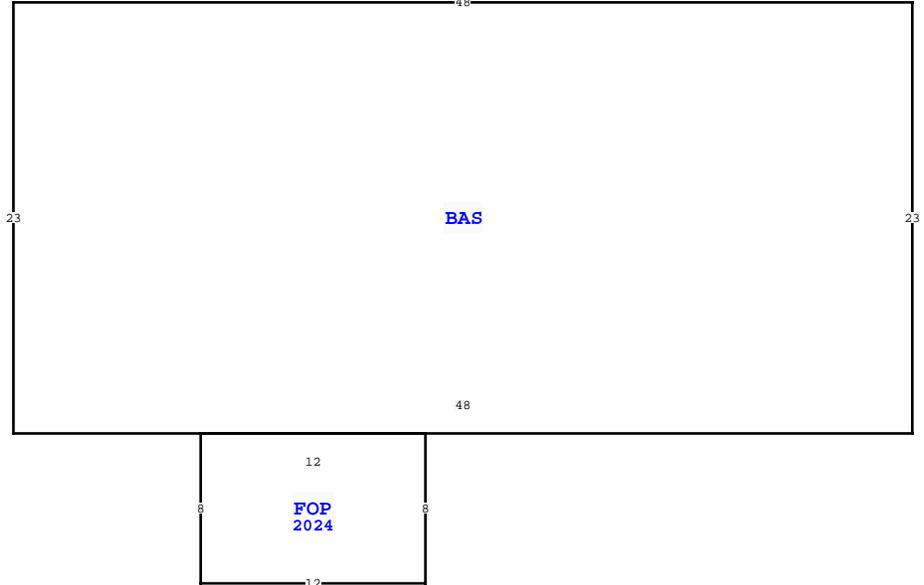
2026

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	108,053

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				



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,053	
TOTAL MARKET OB/XF VALUE		8,576	
TOTAL LAND VALUE - MARKET		18,180	
TOTAL MARKET VALUE		134,809	
SOH/AGL Deduction		0	
ASSESSED VALUE		134,809	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		83,398	
TOTAL JUST VALUE		134,809	
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: SWEENEY 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
1	0296	SHED METAL	0	100	6	8	UT	12.00	12.00	100	2008	2008
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2024	2023

TOTAL OB/XF												
8,576												

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

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00