

LOT 7 FIVE POINTS ACRES S/D UNIT  
451-314, 717-201, 718-302, 790-1

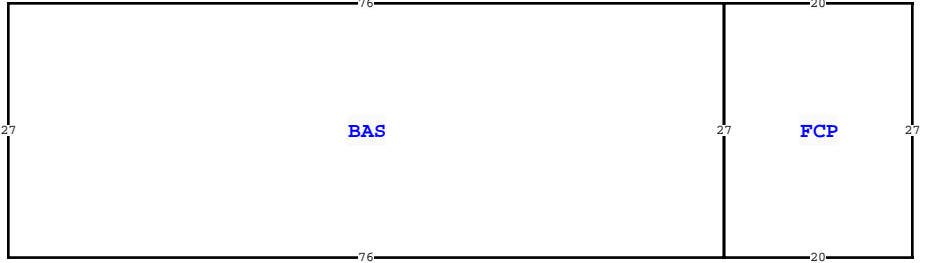
SALDANA JAVIER ARREGUIN  
15961 104TH ST  
LIVE OAK, FL 32060

**2026**

17-3S-17-04967-147  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 31               | VINYL SID    | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 03               | COMP SHNGL   | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floor           | 14               | CARPET       | 90   |
| Interior Floor           | 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  |
| Architectural Units      | 01               | CONV         | 100  |
|                          |                  | 0            | 100  |
| Quality                  | 05               | 05           |      |
| DOR CODE                 | 0200 MOBILE HOME |              |      |
| MAP NUM                  |                  | MKT AREA     | 07   |
| NEIGHBORHOOD/LOC         | 17317.010 1.00/  |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 2,052            | 100          |      |
| FCP                      | 540              | 25           |      |
| TOTALS                   | 2,592            |              |      |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |       |        |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0201   | 02  | 2,187     | 113.9000    | 107.07         | 234,162        | 2017 | 2016 | 0    | 0    | 18.00 | 82.00  |  |  |
| 3 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 192,013   |
| TOTAL MARKET OB/XF VALUE  |              | 19,690    |
| TOTAL LAND VALUE - MARKET |              | 23,324    |
| TOTAL MARKET VALUE        |              | 235,027   |
| SOH/AGL Deduction         |              | 0         |
| ASSESSED VALUE            |              | 235,027   |
| TOTAL EXEMPTION VALUE     |              | 0         |
| BASE TAXABLE VALUE        |              | 235,027   |
| TOTAL JUST VALUE          |              | 235,027   |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              |           |
| PREVIOUS YEAR MKT VALUE   |              | 239,710   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 34185      | M H         | 375 | 06/27/2016 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1544/1083                     | 7/11/2025 | QC        | U   | I   | 11     | 100        |
| GRANTOR: TREJO NOEL CABALLERO |           |           |     |     |        |            |
| GRANTEE: SALDANA JAVIER ARRE  |           |           |     |     |        |            |
| 1310/2260                     | 3/04/2016 | WD        | Q   | V   | 03     | 14,000     |
| GRANTOR: 814 INVESTMENTS INC  |           |           |     |     |        |            |
| GRANTEE: NOEL C TREJO         |           |           |     |     |        |            |

| EXTRA FEATURES |            | 856 NE COLVIN AVE, LAKE CITY |           |
|----------------|------------|------------------------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION                  | BLD CAP   |
| 1              | 0060       | CARPORT F                    | 0 0 20 27 |
| 2              | 0030       | BARN, MT                     | 0 0 27 50 |
| 3              | 9945       | Well/Sept                    | 0 0 0 0   |

| 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                  | 0060       | CARPORT F   | 0 0 20 27 |   |   | 540.00   | UT | 3.50     | 3.50           | 100       | 2016    | 2016        | 3 | 100    | 1,890           |       |
| 2                  | 0030       | BARN, MT    | 0 0 27 50 |   |   | 1,350.00 | UT | 8.00     | 8.00           | 100       | 2016    | 2016        | 3 | 100    | 10,800          |       |
| 3                  | 9945       | Well/Sept   | 0 0 0 0   |   |   | 1.00     | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| TOTAL OB/XF 19,690 |            |             |           |   |   |          |    |          |                |           |         |             |   |        |                 |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                            |  |
|--|--|
| BAS= W76 S27 E76 FCP= E20 N27 W20 S27\$ N27\$. |  |

| 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               | 0   |     | A-1      | 0.00  | 0.00  | 3.92        | AC          |     | 1.00     | 1.00   | 0.70    | 8,500.00   | 5,950.00       | 23,324     |                             |      |         |      |     |    |        |