

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

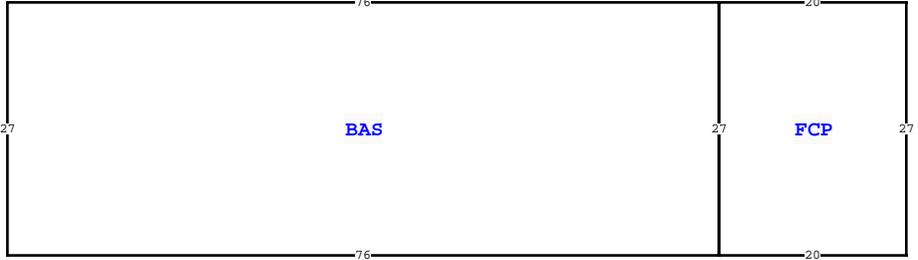
2026

17-3S-17-04967-147



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		
			2,187
			196,084

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	109.34	239,127	2017	2016	0	0	18.00	82.00		
3 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			196,084
TOTAL MARKET OB/XF VALUE			19,690
TOTAL LAND VALUE - MARKET			23,324
TOTAL MARKET VALUE			239,098
SOH/AGL Deduction			0
ASSESSED VALUE			239,098
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			239,098
TOTAL JUST VALUE			239,098
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
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GRANTOR: 814 INVESTMENTS INC
GRANTEE: NOEL C TREJO

EXTRA FEATURES		856 NE COLVIN AVE, LAKE CITY															
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	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/10/2025	MLU

BUILDING NOTES													

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

LAND DESCRIPTION														TOTAL OB/XF 19,690										
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							