LOTS 2, 3 & 4 PALAWAN ESTATES.
ORB 621-045-48, 741-195, WD 1057

ARNAU STEPHEN W SR/ARNAU PENNY A
P O BOX 664
FORT WHITE, FL 32038

2027

17-6S-16-03852-002

BUILDING CHARACTERISTICS

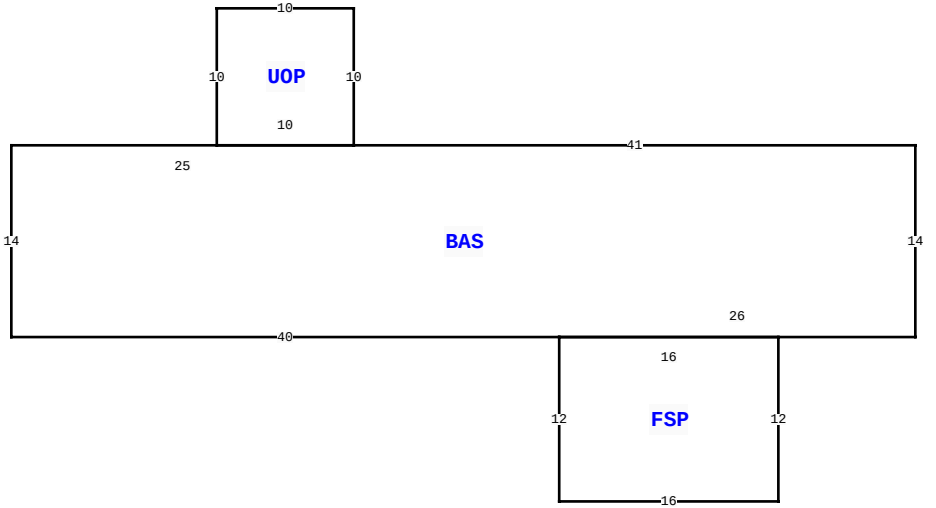
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,349
FSP	192	40		77	2,029
UOP	100	25		25	659
TOTALS	1,216			1,026	27,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,026	109.8000	65.88	67,593	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2009 Heated Area: 924 HX Base Yr 2009



1720 SW CENTERVILLE AVE, 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	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,012
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		118,212
SOH/AGL Deduction		44,330
ASSESSED VALUE		73,882
TOTAL EXEMPTION VALUE	HX HB	27,804
BASE TAXABLE VALUE		46,078
TOTAL JUST VALUE		118,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,212

XFOB:1:1: SCHU M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1057/0297	9/01/2005	WD	Q	V	06	100
GRANTOR: CAROYN N ARNAU						
GRANTEE: CAROYN N & STEPHEN						
0621/0045	4/18/1987	AD	U	V		12,900
GRANTOR: MARTIN J WILLIE						
GRANTEE: ARNAU JOSEPH W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N10 W10 S10 E10$ W25 S14 E40 FSP= S12 E16N12 W16$ E26 N14$.

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	3.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	59,400							

REVIEW DATE 05/19/2026 BY JB Total Acres: 2.85 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 11/17/2026 BY SYS

LOTS 2, 3 & 4 PALAWAN ESTATES.
ORB 621-045-48, 741-195, WD 1057

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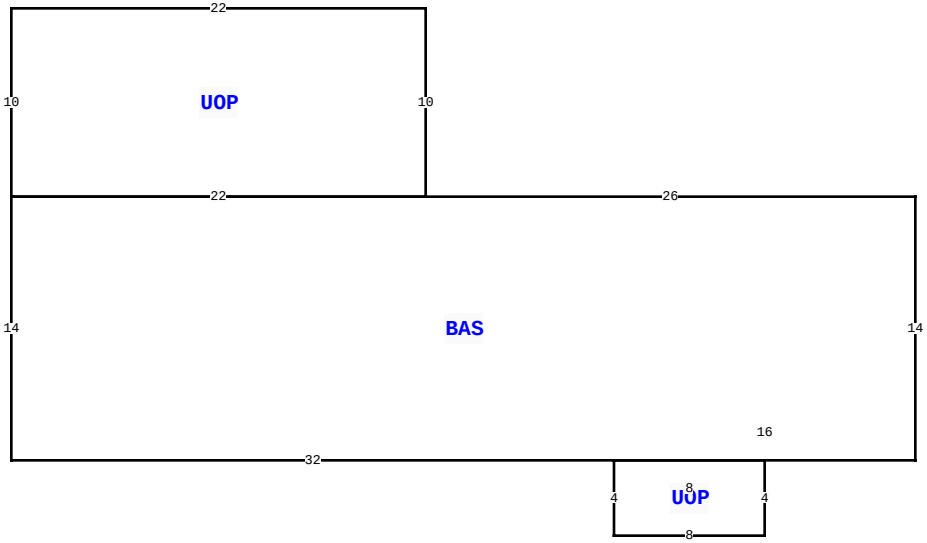
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Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	16,434
UOP	32	25		8	196
UOP	220	25		55	1,345
TOTALS	924			735	17,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	735	101.9000	61.14	44,938	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2009 Heated Area: 672 HX Base Yr 2009



1720 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N10 W22 S10 E22$ W22 S14 E32 UOP= S4 E8 N4 W8$E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/19/2026 BY JB Total Acres: 2.85 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 11/17/2026 BY SYS