COMM AT THE SE COR OF SEC, RUN N
POB, CONT N 287.62 FT, W 946.96
E 937.87 FT TO POB.

ARRIAGA JENIFFER ADRIANA
2864 SW C ENTERVILLE AVE
FORT WHITE, FL 32038

2027

20-6S-16-03898-013

BUILDING CHARACTERISTICS

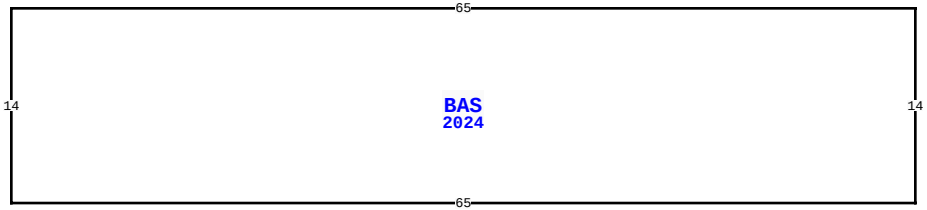
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2024	910	16,718
TOTALS	910			910	16,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	910	76.5450	45.93	41,796	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 910 HX Base Yr



2864 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,718
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	72,840
TOTAL MARKET VALUE	96,558
SOH/AGL Deduction	0
ASSESSED VALUE	96,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,558
TOTAL JUST VALUE	96,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047042	Mobile Home		04/24/2023
20928	M H	125	07/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2261	1/22/2024	QC	U	I	11	100
GRANTOR: ARRIAGA-GUERRA MANUEL						
GRANTEE: ARRIAGA JENIFFER AD						
1459/2533	2/11/2022	WD	Q	I	01	72,000
GRANTOR: DAMIAN FLORENCIO						
GRANTEE: ARRIAGA-GUERRA MANU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,15] E65 S14 W65 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	6.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,840							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 6.07 Total Land Value: 72,840 Market: 0 Agricultural: 0 Common: 72,840 PRINTED 11/17/2026 BY SYS