

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

2026

20-6S-16-03898-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	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
BAS	910	100	2024
TOTALS	910		16,718

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	0%	- 2024		45.93	41,796	1985	1985	0	0	60.00	40.00											
			Heated Area: 910			HX Base Yr																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			3,698
ASSESSED VALUE			92,860
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			92,860
TOTAL JUST VALUE			96,558
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,418
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						

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	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	

BUILDING NOTES			

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

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	6.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,840							