

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		17,552

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		43,880	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;"> <span style="font-size: 2em; color: blue;">BAS 2024</span> </div>											
				BLD DATE		LGL DATE					
				XF DATE		LAND DATE	05/06/2026	MLU			
				INC DATE		AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	17,552		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	72,840		
TOTAL MARKET VALUE	97,392		
SOH/AGL Deduction	4,532		
ASSESSED VALUE	92,860		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	92,860		
TOTAL JUST VALUE	97,392		
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		7,000.00	100			3	100	7,000	

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

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							