

E1/2 OF W1/2 OF SE1/4 OF SE1/4  
 AS LIES S OF SAL RR. (AKA LOT  
 12 BLOCK A RANCHETTES S/D UNR).

TEJEDA IDAEL  
 225 NW SATURN LN  
 LAKE CITY, FL 32055

**2026**

21-3S-16-02229-000

| 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 Floo            | 14               | CARPET       | 100   |
| Air Condition            | 03               | CENTRAL      | 100   |
| Heating Type             | 04               | AIR DUCTED   | 100   |
| Bedrooms                 |                  | 3            | 100   |
| Bathrooms                |                  | 2            | 100   |
| Stories                  | 1.               | 1.           | 100   |
| Architectual             | 01               | CONV         | 100   |
| Units                    |                  | 0            | 100   |
| Condition Adj            | 01               | 01           | 100   |
| Kitchen Adjus            | 01               | 01           | 100   |
| Quality                  | 07               | 07           |       |
| DOR CODE                 | 0200             | MOBILE HOME  |       |
| MAP NUM                  |                  | MKT AREA     | 01    |
| NEIGHBORHOOD/LOC         | 21316.050        | 1.00/        |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR  |
| BAS                      | 1,512            | 100          |       |
| TOTALS                   | 1,512            |              | 1,512 |

| MARKET ADJUSTMENTS  |       |           |             |                |                |                 |     |      |      |            |        |
|---|-------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------------|--------|
| TYPE  | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM       | % COND |
| 2   | MANUF | 1         | 100%        | -              | 2021           |                 |     |      |      |            |        |
| Heated Area: 1512   |       |           |             |                |                | HX Base Yr 2021 |     |      |      |            |        |
| <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</span> </div> |       |           |             |                |                |                 |     |      |      |            |        |
| BLD DATE  |       |           |             |                |                |                 |     |      |      |            |        |
| XF DATE   |       |           |             |                |                |                 |     |      |      |            |        |
| INC DATE  |       |           |             |                |                |                 |     |      |      |            |        |
| LGL DATE  |       |           |             |                |                |                 |     |      |      |            |        |
| LAND DATE   |       |           |             |                |                |                 |     |      |      |            |        |
| AG DATE   |       |           |             |                |                |                 |     |      |      |            |        |
|   |       |           |             |                |                |                 |     |      |      | 04/22/2026 | MLU    |

| COLUMBIA COUNTY PROPERTY  |             |           |             |
|---------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY         |             |           | PAGE 1 of 2 |
| VALUATION BY              |             | STANDARD  |             |
| Tax Group: 2              |             | Tax Dist: |             |
| BUILDING MARKET VALUE     |             | 85,546    |             |
| TOTAL MARKET OB/XF VALUE  |             | 22,150    |             |
| TOTAL LAND VALUE - MARKET |             | 48,400    |             |
| TOTAL MARKET VALUE        |             | 156,096   |             |
| SOH/AGL Deduction         |             | 47,474    |             |
| ASSESSED VALUE            |             | 108,622   |             |
| TOTAL EXEMPTION VALUE     |             | 51,411    |             |
| BASE TAXABLE VALUE        |             | 57,211    |             |
| TOTAL JUST VALUE          |             | 156,096   |             |
| NCON VALUE                |             | 0         |             |
| INCOME VALUE              |             |           |             |
| PREVIOUS YEAR MKT VALUE   |             | 147,296   |             |
| BLDG:1:1: SEE NOTE SCREEN |             |           |             |
| PERMIT NUM                | DESCRIPTION | AMT       | ISSUED      |
| 25896                     | M H         | 364       | 06/07/2007  |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1421/0441                      | 8/10/2020 | WD        | U     | I     | 11     | 100        |
| GRANTOR: ALEIDA DIAZ FONSECA & |           |           |       |       |        |            |
| GRANTEE: IDAEL TEJEDA          |           |           |       |       |        |            |
| 1339/0247                      | 6/14/2017 | WD        | U     | I     | 12     | 38,000     |
| GRANTOR: FEDERAL HOME LOAN MOR |           |           |       |       |        |            |
| GRANTEE: ALEIDA DIAZ FONSECA   |           |           |       |       |        |            |

| EXTRA FEATURES |            | 225 NW SATURN LN, 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              | 0030       | BARN,MT                     | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 8,000           |       |
| 2              | 0169       | FENCE/WOOD                  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 500             |       |
| 3              | 0190       | FPLC PF                     | 0   | 100 | 0 | 0 | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 1997    | 1997        | 3 | 100    | 1,200           |       |
| 4              | 9945       | Well/Sept                   | 0   | 100 | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 5              | 0080       | DECKING                     | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 200             |       |
| 6              | 9947       | Septic                      | 0   | 100 | 0 | 0 | 1.00  | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 7              | 0294       | SHED WOOD/                  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 1,600           |       |
| 8              | 0261       | PRCH, UOP                   | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 200             |       |
| 9              | 0166       | CONC,PAVMT                  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 100             |       |
| 10             | 0294       | SHED WOOD/                  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 300             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 22,100      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W56 S27 E56 N27\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|                  |          |     |                      |     |     |          |       |       |             |           |     | 22,100      |        |         |            |                |            |                             |      |         |      |     |    |        |
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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  | 3.40        | AC        |     | 1.00        | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 37,400     |                             |      |         |      |     |    |        |
| 2                | 0000     | C   | VAC RES              | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 11,000     |                             |      |         |      |     |    |        |

E1/2 OF W1/2 OF SE1/4 OF SE1/4  
 AS LIES S OF SAL RR. (AKA LOT  
 12 BLOCK A RANCHETTES S/D UNR).

TEJEDA IDAEL  
 225 NW SATURN LN  
 LAKE CITY, FL 32055

**2026**

21-3S-16-02229-000  


| BUILDING CHARACTERISTICS   |                  |              |                      |              |                      |          |       |       |                | MARKET ADJUSTMENTS      |         |             |             |                |                 |                |            |                             |      | COLUMBIA COUNTY PROPERTY  |        |                   |    |        |  |  |  |  |  |  |  |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|-------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION |                      |              |                      |          |       |       |                | TYPE                    | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT | NORM  | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | <b>VALUATION BY</b><br>Tax Group: 2 Tax Dist: STANDARD<br>BUILDING MARKET VALUE 85,546<br>TOTAL MARKET OB/XF VALUE 22,150<br>TOTAL LAND VALUE - MARKET 48,400<br>TOTAL MARKET VALUE 156,096<br>SOH/AGL Deduction 47,474<br>ASSESSED VALUE 108,622<br>TOTAL EXEMPTION VALUE HX HB 51,411<br>BASE TAXABLE VALUE 57,211<br>TOTAL JUST VALUE 156,096<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 147,296 |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br><br><br><br><br>   |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      | <b>SALES DATA</b><br>OFF RECORD      TYPE      Q      V      RSN      SALE<br>Number      DATE      INST      U      I      CD      PRICE<br>1421/0441      8/10/2020      WD      U      I      11      100<br>GRANTOR: ALEIDA DIAZ FONSECA &<br>GRANTEE: IDAEL TEJEDA<br>1339/0247      6/14/2017      WD      U      I      12      38,000<br>GRANTOR: FEDERAL HOME LOAN MOR<br>GRANTEE: ALEIDA DIAZ FONSECA     |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 0200 MOBILE HOME  |                  |              |                      |              |                      |          |       |       |                | LGL DATE 04/22/2026 MLU |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM      MKT AREA      01  |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 21316.050 1.00/   |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| <b>EXTRA FEATURES</b>  |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 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          |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 11   | 0252             | LEAN-TO W/   | 0                    | 100          | 0                    | 0        |       |       | 0.00           | 100                     | 2014    | 2014        | 3           | 100            | 50              |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| <b>LAND DESCRIPTION</b>  |                  |              |                      |              |                      |          |       |       |                | <b>TOTAL OB/XF</b> 50   |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| L N  | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE               | D T     | DPHT FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY   | DECL   | FRZ               | YR | CONSRV |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 02/08/2023 BY ks Total Acres: 4.40 Total Land Value: 48,400 Market: 0 Agricultural: 0 Common: 48,400 PRINTED 06/08/2026 BY SYS |                  |              |                      |              |                      |          |       |       |                |                         |         |             |             |                |                 |                |            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |