LOTS 1 & 2 ROLLING ACRES S/D.
683-115, 707-22, 808-676, 814-14

SOTO OSCAR VALENCIA
5258 169TH RD
LIVE OAK, FL 32060

2027

29-6S-16-03970-032

BUILDING CHARACTERISTICS

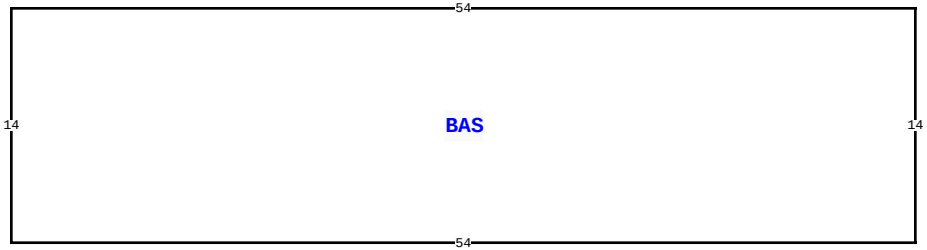
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100		756	23,643
TOTALS	756			756	23,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	756	110.9000	66.54	50,304	1986	2005	0	0	0	53.00	47.00

1 MOBILE HME 0% - 2023 Heated Area: 756 HX Base Yr



121 SW ROLLING GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0031	BARN,MT AE	0	0	42	56	2,352.00	UT	15.00	15.00	100	1993	1993	3	100	35,280	
2	0166	CONC,PAVMT	0	0	12	15	180.00	UT	2.00	2.00	70	1993	1993	3	70	252	
3	0166	CONC,PAVMT	0	0	4	24	96.00	UT	2.00	2.00	70	1993	1993	3	70	134	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0081	DECKING WI	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2027	2026		100	1,800	
7	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,937
TOTAL MARKET OB/XF VALUE	53,466
TOTAL LAND VALUE - MARKET	72,670
TOTAL MARKET VALUE	213,073
SOH/AGL Deduction	0
ASSESSED VALUE	213,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,073
TOTAL JUST VALUE	213,073
NCON VALUE	3,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050099	Electrical Servic	0	06/11/2024
14416	PUMP/UTPOL	30	08/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/586	9/22/2022	WD	Q	I	01	230,000
GRANTOR: TIMMERMAN BRIAN						
GRANTEE: SOTO OSCAR VALENCIA						
1471/2731	7/25/2022	WD	U	I	37	75,000
GRANTOR: RIGDON EMMETT MILES						
GRANTEE: TIMMERMAN BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S14 E54 N14$.

LAND DESCRIPTION

TOTAL OB/XF 53,466

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	4.59	AC		1.00	1.00	1.00	13,000.00	13,000.00	59,670							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/12/2026 BY AJ Total Acres: 5.59 Total Land Value: 72,670 Market: 0 Agricultural: 0 Common: 72,670 PRINTED 11/17/2026 BY SYS

LOTS 1 & 2 ROLLING ACRES S/D.
683-115, 707-22, 808-676, 814-14

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2027

29-6S-16-03970-032

BUILDING CHARACTERISTICS

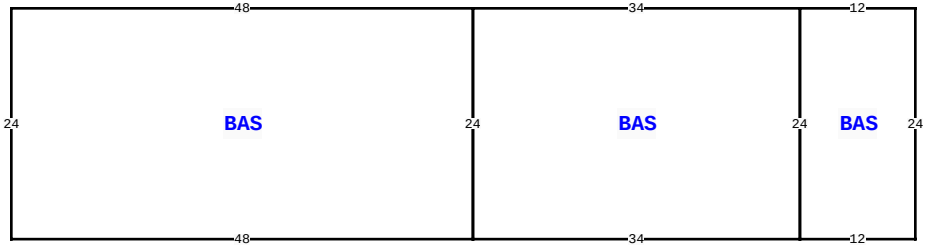
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	8,080
BAS	816	100		816	22,894
BAS	1,152	100		1,152	32,320
TOTALS	2,256			2,256	63,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,256	116.9000	70.14	158,236	1978	2000	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 2256 HX Base Yr



121 SW ROLLING GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL JUST VALUE	213,073
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GRANTOR: TIMMERMAN BRIAN						
GRANTEE: SOTO OSCAR VALENCIA						
1471/2731	7/25/2022	WD	U	I	37	75,000
GRANTOR: RIGDON EMMETT MILES						
GRANTEE: TIMMERMAN BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E48 N24 $
BAS=[ORIG=0,24] E34 N24 W34 S24 $
BAS=[ORIG=34,24] E12 N24 W12 S24 $
.

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 06/12/2026 BY AJ Total Acres: 5.59 Total Land Value: 72,670 Market: 0 Agricultural: 0 Common: 72,670 PRINTED 11/17/2026 BY SYS