

LOT 2 ROLLING PINES S/D.
ORB 742-065, 817-2204,
849-456, 850-152, 940-2065,

CREEL JOHN ANDREW
959 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01653-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC 19216.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100		1,045	111,095
FOP	50	30		15	1,595
FOP	236	30		71	7,548
FUS	556	100		556	59,109
TOTALS	1,887			1,687	179,346

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0060	CARPORT F	0	100	24	24	576.00	UT	5.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	120.1480	134.57	227,020	2004	2004	0	0	0	21.00	79.00
1 SINGLE FAM 100% - 2005 Heated Area: 1601 HX Base Yr 2005												
959 NW SOPHIE DR, WHITE SPRINGS												

TOTAL OB/XF 10,180												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004
2	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	5.00	100	2013
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	100	2023
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024

TOTAL OB/XF 10,180												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		179,346	
TOTAL MARKET OB/XF VALUE		10,180	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		224,526	
SOH/AGL Deduction		77,363	
ASSESSED VALUE		147,163	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		96,441	
TOTAL JUST VALUE		224,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048109	Electrical Servic	0	09/13/2023
20315	SFR	299	01/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0940/2065	11/15/2001	WD	Q	V		11,800
GRANTOR: TRACY FISCHELL						
GRANTEE: JOHN ANDREW CREEL						
0742/0065	9/05/1990	AG	Q	V		9,000
GRANTOR: CATHERINE PAISLEY						
GRANTEE: TRACEY EVANS						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W9 S5 W15 S23 FOP= W5 S10 E44 N10 W5 S6 W34 N6\$ S6 E34 N18 U2 R2 N5 L2 U2 N2 FOP= N5 W10 S5 E10\$ W10 N5\$ PTR= N30 FUS= N18 W7 S4 W22 N4 W5 S18 E7 S4 E4 N4 E12 S4 E4 N4 E7 \$ S30\$.												