LOT 3 ROLLING PINES S/D.
ORB 835-1305, 981-1349.

SPRADLEY CHARLES H/SPRADLEY CYNTHIA
973 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01653-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

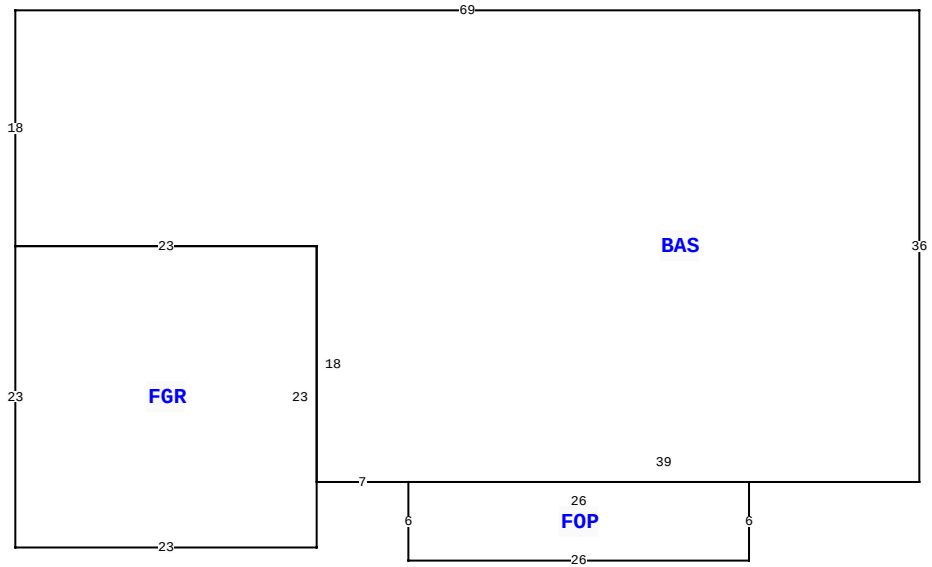
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,070	100		2,070	191,870
FGR	529	55		291	26,973
FOP	156	30		47	4,357
TOTALS	2,755			2,408	223,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,408	104.7600	117.33	282,531	2004	2004	0	0	0	21.00	79.00

3 SINGLE FAM 100% - 2005 Heated Area: 2070 HX Base Yr 2005



973 NW SOPHIE DR, WHITE SPRINGS

BLD DATE	11/13/1998 MO	LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,199
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		274,199
SOH/AGL Deduction		105,957
ASSESSED VALUE		168,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,520
TOTAL JUST VALUE		274,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,025

BLDG:1:1: SPRI/FLEETWOOD MH:RP'D RICHARD & TAMMY K

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051882	Roof Replacement	20,000	12/18/2024
21386	SFR	547	12/30/2003
14688	M H	125	11/12/1998
12526	M H	125	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0981/1349	4/21/2003	WD	U	V	08	12,000
GRANTOR: RICHARD & TAMMY KINAR						
GRANTEE: CHARLES H & CYNTHIA						
0835/1305	2/27/1997	WD	Q	V	03	11,500
GRANTOR: CATHERINE PAISLEY						
GRANTEE: RICHARD & TAMMY KIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S18 FGR= S23 E23 N23 W23$ E23 S18 E7 FOP= S6 E26 N6 W26$ E39 N36 $.

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.00	7.00	100	2004	2004	3	100	1,344	
2	0166	CONC,PAVMT	0	100	0	0	728.00	UT	2.00	2.00	100	2004	2004	3	100	1,456	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2025 BY JS Total Acres: 5.10 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS