LOT 14 ROLLING PINES S/D.
ORB 795-354, DC 873-2081, WD 115

FRANZ ROBERT A JR/FRANZ BEVERLY D
1347 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01653-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

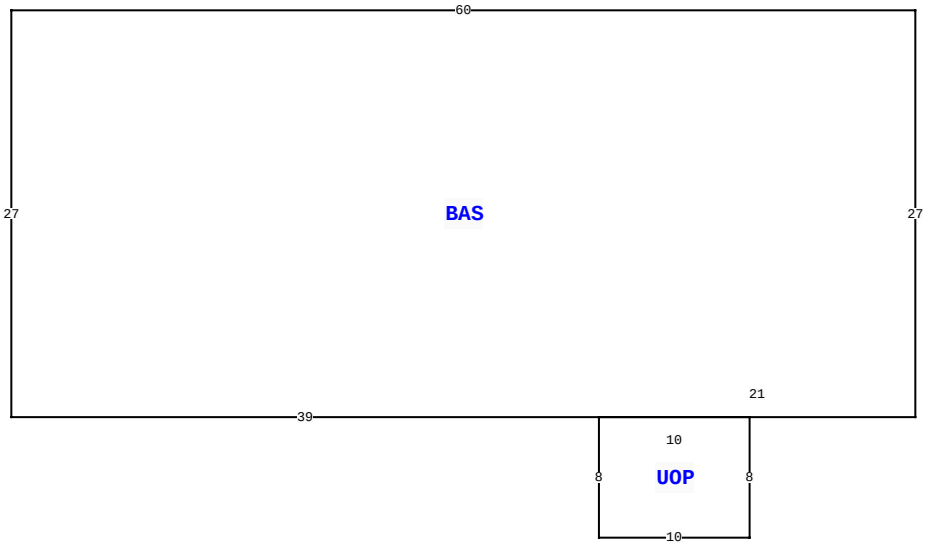
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	19216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,284
UOP	80	25		20	547
TOTALS	1,700			1,640	44,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	113.9000	68.34	112,078	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1620 HX Base Yr 2009



1349 NW SOPHIE DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,831
TOTAL MARKET OB/XF VALUE		16,850
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		96,681
SOH/AGL Deduction		33,008
ASSESSED VALUE		63,673
TOTAL EXEMPTION VALUE	HX HB VX	43,673
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		96,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27470	M H	680	11/06/2008
9891	M H	125	06/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1159/2422	10/06/2008	WD	Q	I		76,000
GRANTOR: PATRICIA COBURN-BISHO						
GRANTEE: ROBERT & BEVERLY FR						
0795/0354	8/27/1994	WD	Q	V		10,000
GRANTOR: CATHERINE S PAISLEY						
GRANTEE: THOMAS E & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E39 UOP= S8 E10 N8 W10$ E21 N27$.

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	20	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,600	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF 16,850

LAND DESCRIPTION

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/16/2022 BY JD Total Acres: 4.10 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS