LOT 17 ROLLING PINES S/D.
ORB 723-025, 844-994, 857-801, 9

BOWRON CATHERINE C
P O BOX 274
WHITE SPRINGS, FL 32096-0274

2026

19-2S-16-01653-117

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
Quality	05	05

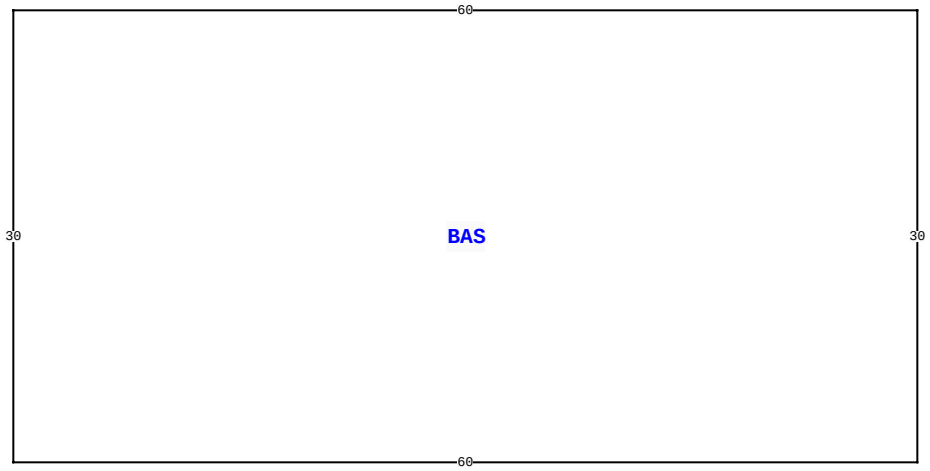
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19216.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	165,744
TOTALS	1,800			1,800	165,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1800 HX Base Yr 2019



1218 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		165,744
TOTAL MARKET OB/XF VALUE		22,800
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		213,044
SOH/AGL Deduction		131,886
ASSESSED VALUE		81,158
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		25,436
TOTAL JUST VALUE		213,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36834	M H	513	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1317/1912	6/15/2016	WD	Q	V	01	16,000
GRANTOR: ROBERT & KIMBERLY G P						
GRANTEE: CATHERINE C BOWRON						
1056/1097	8/18/2005	WD	Q	V		40,000
GRANTOR: DELOACH						
GRANTEE: ROBERT & KIMBERLY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2023	2022		100	8,500	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 22,800

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	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 11/16/2022 BY KS Total Acres: 4.10 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/19/2025 BY SYS