LOT 18 ROLLING PINES S/D.

ORB 812-1900, 985-1549.

VINA DIRCIO
1060 NW SOPHIE DRIVE
WHITE SPRINGS, FL 32096

2026

19-2S-16-01653-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

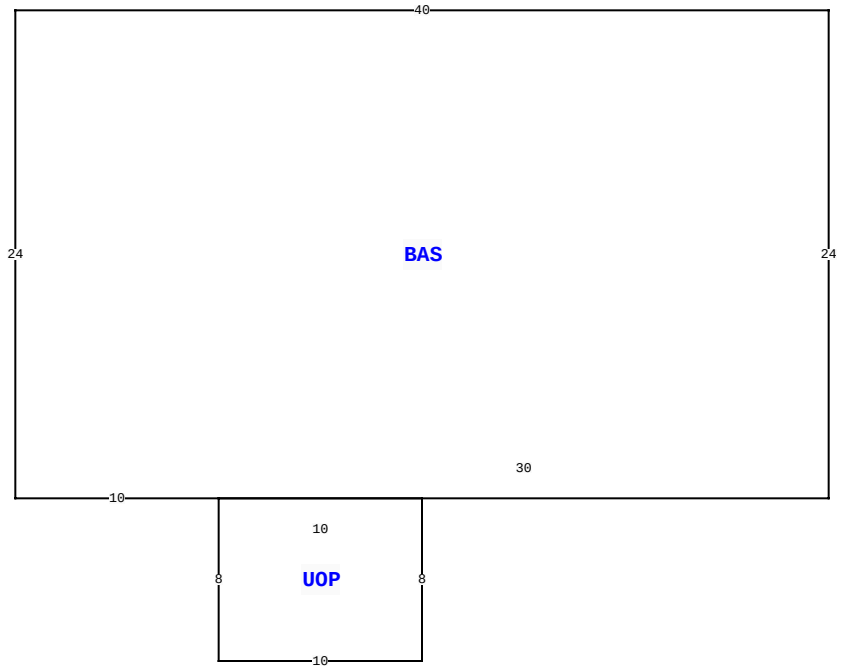
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	19216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,030
UOP	80	25		20	1,188
TOTALS	1,040			980	58,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	980	114.9000	108.01	105,850	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

1060 NW SOPHIE DR, WHITE SPRINGS

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,218
TOTAL MARKET OB/XF VALUE	8,930
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	107,148
SOH/AGL Deduction	14,291
ASSESSED VALUE	92,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,857
TOTAL JUST VALUE	107,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,148

BLDG:1:1: MIRA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10409	M H	125	11/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0985/1549	6/06/2003	WD	Q	I		31,000
GRANTOR: RICHARD C ANDERSON						
GRANTEE: DIRCIO VINA						
0812/1900	10/16/1995	WD	Q	V		11,500
GRANTOR: CATHERINE PAISLEY						
GRANTEE: RICHARD ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E10 UOP= S8 E10 N8 W10$ E30 N24$.

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	0	8	10	80.00	UT	3.50	3.50	100	1996	1996	3	100	280	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,930

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/16/2022 BY KS Total Acres: 5.30 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS