

LOTS 10 & 11 ROLLING PINES S/D.

811-2387, 853-2095, WD 878-1858,

GARNER MARY D
1203 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01653-120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	VINYL SID 100	0800	02	1,719	117.9000	70.74	121,602	1998	1998	0	0	0	60.00	40.00	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 MOBILE HME 100% - 2021										Heated Area: 1620					HX Base Yr 2021											
Roof Cover	14	PREFIN MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	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																											
Architectural Units	01	CONV 100																											
		0 100																											
Condition Adj	03	03 100																											
Quality			05	05																									
DOR CODE			0200	MOBILE HOME																									
MAP NUM				MKT AREA		03																							
NEIGHBORHOOD/LOC			19216.030	1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,620	100		1,620	45,840																								
UOP	396	25	2023	99	2,801																								
TOTALS			2,016		1,719	48,641	1203 NW SOPHIE DR, WHITE SPRINGS										BLD DATE		LGL DATE		05/09/2023		MLU						
EXTRA FEATURES													XF DATE		LAND DATE														
L N	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	2010	2010	3	100	1,200													
2	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500													
3	0040	BARN,POLE	0	100	24	36	864.00	UT	2.50	2.50	60	2017	2017	3	60	1,296													
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100													
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000												
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50													
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100				3	100	3,000												
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100													
9	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000												
10	0296	SHED METAL	0	100	10	20	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800													
LAND DESCRIPTION										TOTAL OB/XF										22,046									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	0.50	32,000.00	16,000.00	16,000												
2	0700	C	MISC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000												
3	9901	C	AC/XFOB	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	32,000.00	16,000.00	16,000												
REVIEW DATE			11/15/2022	BY	KS	Total Acres: 9.50		Total Land Value: 64,000			Market: 0			Agricultural: 0			Common: 64,000			PRINTED 11/20/2025 BY SYS									

GARNER MARY D
1203 NW SOPHIE DR
WHITE SPRINGS, FL 32096

19-2S-16-01653-120

WHITE SPRINGS, FL 32096

[illegible]