LOTS 1 PARKMEADOW S/D.
ORB 581-726, CT 818-2387, 832-26

GALLEGOS EDA
163 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01654-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

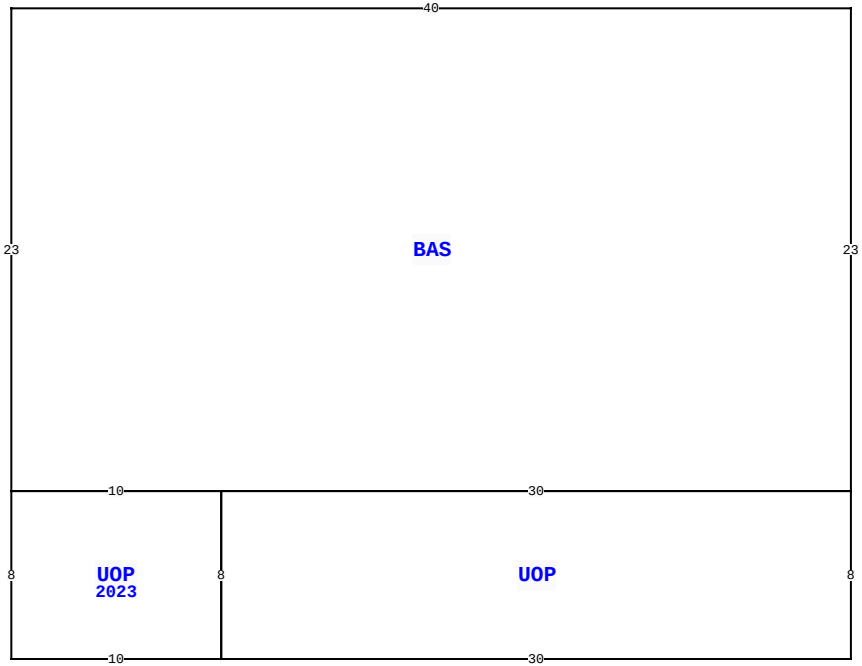
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	19216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	54,653
UOP	240	25		60	3,565
UOP	80	25	2023	20	1,188
TOTALS	1,240			1,000	59,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,000	114.9000	108.01	108,010	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2004 Heated Area: 920 HX Base Yr 2004



163 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		59,406
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		101,706
SOH/AGL Deduction		48,273
ASSESSED VALUE		53,433
TOTAL EXEMPTION VALUE	HX HB WX SX	53,433
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		101,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18550	M H	125	07/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/1947	5/11/2015	QC	U	I	11	100
GRANTOR: JUAN GALLEGOS JR						
GRANTEE: EDA GALLEGOS						
1294/1524	5/10/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JUAN						
GRANTEE: EDA GALLEGOS (LE) &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S23 E10 E30 N23 $
UOP=[ORIG=-30,23] S8 E30 N8 W30 $
UOP=[YR=2023;ORIG=-40,23] E10 S8 W10 N8 $
.

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	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0000	C	VAC RES	100			0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 11/16/2022 BY KS Total Acres: 4.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS