

LOT 2 PARK MEADOW S/D.
862-1304, 893-2726, PB 1282-2430

ZALDIVAR YODIER TUR/NOA ARIANNY RODRIGUEZ
175 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01654-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	
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	1,344	100		1,344	74,361
UOP	288	20		58	3,209
TOTALS	1,632			1,402	77,570

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	76.0000	85.12	119,338	1988	1988		0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 1344 HX Base Yr 2018												
BAS UOP												
175 NW SOPHIE DR, WHITE SPRINGS												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013
2	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017
TOTAL OB/XF 3,400												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00
2	6200	A	PASTURE 3	100					3.78	AC		1.00
3	9910	M	MKT. VAL. AG	100					3.78	AC		1.00
REVIEW DATE 11/16/2022 BY KS Total Acres: 4.78 Total Land Value: 8,558 Market: 28,350 Agricultural: 1,058 Common: 7,500												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		77,570	
TOTAL MARKET OB/XF VALUE		3,400	
TOTAL LAND VALUE - MARKET		35,850	
TOTAL MARKET VALUE		89,528	
SOH/AGL Deduction		10,760	
ASSESSED VALUE		78,768	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		28,046	
TOTAL JUST VALUE		116,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1335/1179	4/17/2017	WD	U	I	16
GRANTOR: NUIVIEW IRA					
GRANTEE: YODIER TUR ZALDIVAR					
1335/1180	4/13/2017	WD	U	I	16
GRANTOR: LLOYD ADAMS					
GRANTEE: YODIER TUR ZALDIVAR					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W48 S28 E48 N28 \$												
UOP=[ORIG=-48,28] E48 S6 W48 N6 \$												