

LOT 7 PARKMEADOW S/D
ORB 756-1188, CASE# 97-665-DR,
850-1487, WD 1384-184,

OTT SHANNON R
541 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01654-008



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 50			
Interior Floo	15	HARDTILE 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		0100	SINGLE FAMILY		
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	1,362	100		1,362	123,680
FOP	72	30		22	1,998
UOP	100	20		20	1,816
TOTALS	1,534			1,404	127,494

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,404	120.1200	134.53	188,880	1999	1999	0	0	0	32.50
2 SINGLE FAM 100% - 2020											
Heated Area: 1362											
HX Base Yr 2020											
Diagram showing the layout of the property with dimensions: - UOP (Utility Operating Plant) dimensions: 10 (top), 10 (bottom), 10 (left), 10 (right). - FOP (Fuel Oil Plant) dimensions: 12 (top), 12 (bottom), 3 (left), 3 (right). - BAS (Building Area) dimensions: 26 (left), 26 (right), 31 (bottom), 13 (top left), 18 (top right), 2 (bottom left), 2 (bottom right).											
BLD DATE						LGL DATE			05/17/2023		
XF DATE						LAND DATE			MLU		

EXTRA FEATURES						541 NW SOPHIE DR, WHITE SPRINGS				INC DATE				AG 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	12	16	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0040	BARN, POLE	0	100	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0040	BARN, POLE	0	100	20	30	600.00	UT	5.00	5.00	100	1999	1999	3	100	3,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
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