LOT 31 PARKMEADOW S/D.
ORB 725-799, 795-869, 817-1039

FEDERICO STANLEY R
166 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01654-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		3 100
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

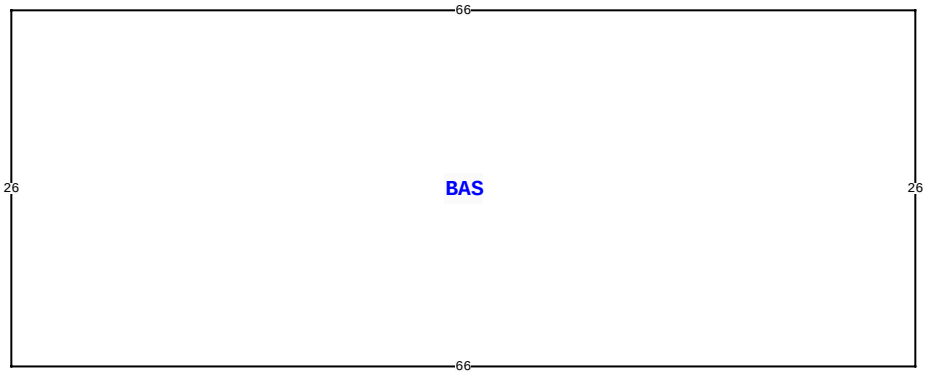
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	104,601
TOTALS	1,716			1,716	104,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,716	117.9000	110.83	190,184	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 1998 Heated Area: 1716 HX Base Yr 1998



166 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		104,601
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		148,301
SOH/AGL Deduction		81,911
ASSESSED VALUE		66,390
TOTAL EXEMPTION VALUE	HX HB	41,390
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,301

XFOB:1:1: FRONTIER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0725/0798	6/27/1990	WD	Q	V		11,800

GRANTOR: LENVIL DICKS

GRANTEE: STANLEY FEDERICO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S26 E66 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/19/2018 BY DF Total Acres: 4.02 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/06/2025 BY SYS