

COMM AT NW COR OF NW1/4, RUN E 8
FOR POB, CONT E 453.29 FT TO W R
ROBERTS' RD, S ALONG R/W 528.11 F

FIELDS AL D
1189 NW SOPHIE DR
WHITE SPRINGS, FL 32056

2026

30-6S-16-03999-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		02

NEIGHBORHOOD/LOC	30616.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100		2,592	137,682
FOP	72	30		22	1,169
FOP	84	30		25	1,328
FOP	144	30		43	2,284
FSP	200	40		80	4,250

TOTALS	3,092			2,762	146,712
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	0	0	2.00	UT	1,200.00	1,200.00
2	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00
3	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00
4	0070	CARPORT UF	0	0	20	400.00	UT	2.50	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	4.50
2	0000	C	VAC RES	0			0.00	0.00	1.00

REVIEW DATE	02/06/2024	BY	TW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,762	72.9600	81.72	225,711	1981	1981	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 2592 HX Base Yr													
530 SW ROBERTS AVE, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/13/2024 MLU													

TOTAL OB/XF													
4,100													

TOTAL OB/XF													
4,100													

Market:	0
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COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 3													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 146,712													
TOTAL MARKET OB/XF VALUE 4,100													
TOTAL LAND VALUE - MARKET 43,750													
TOTAL MARKET VALUE 194,562													
SOH/AGL Deduction 0													
ASSESSED VALUE 194,562													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 194,562													
TOTAL JUST VALUE 194,562													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 194,562													
LAND:1:1: SOME AREAS LOE & WET													
PERMIT NUM DESCRIPTION AMT ISSUED													
000049067 Electrical Servic 0 01/24/2024													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1500/1765 10/12/2023 TD U I 18 55,000													
GRANTOR: CLERK OF COURT													
GRANTEE: FIELDS AL D													
1244/1739 11/13/2012 WD Q I 01 122,500													
GRANTOR: FLORENCE M NON STATTE													
GRANTEE: FRANK J MASON													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W15 FOP= W14 S6 E14 N6\$ S6 W14 N6 W24 FSP= N8 W25 S8 E25\$ W25 S12 W4 S20 FOP= S9 E16 N9 W16\$ E21 FOP= S9 E8 N9 W8\$ E8 S9 E24 N13 E29 N28\$.													

TOTAL OB/XF													
4,100													

Common:	43,750
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