

LOT 2 ROLLING PINES S/D.
ORB 742-065, 817-2204,
849-456, 850-152, 940-2065,

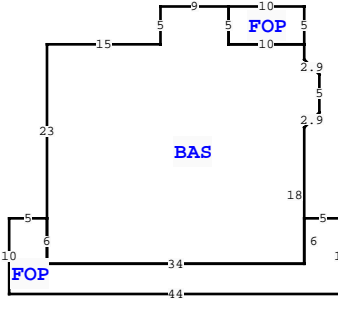
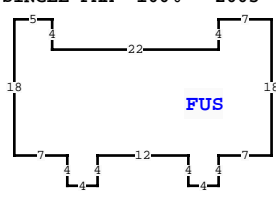
CREEL JOHN ANDREW
959 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01653-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	19216.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,045	100	
FOP	50	30	
FOP	236	30	
FUS	556	100	
TOTALS	1,887		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,687	120.1480	134.57	227,020	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2005 Heated Area: 1601 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			179,346
TOTAL MARKET OB/XF VALUE			10,180
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			229,526
SOH/AGL Deduction			82,791
ASSESSED VALUE			146,735
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			95,324
TOTAL JUST VALUE			229,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048109	Electrical Servic	0	09/13/2023
20315	SFR	299	01/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0940/2065	11/15/2001	WD	Q	V		11,800
GRANTOR: TRACY FISCHELL						
GRANTEE: JOHN ANDREW CREEL						
0742/0065	9/05/1990	AG	Q	V		9,000
GRANTOR: CATHERINE PAISLEY						
GRANTEE: TRACEY EVANS						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	
2	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	100	2013	2013	3	100	2,880	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	100	2023	2022		100	200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

BUILDING NOTES											
959 NW SOPHIE DR, WHITE SPRINGS											

BUILDING DIMENSIONS											
BAS= W9 S5 W15 S23 FOP= W5 S10 E44 N10 W5 S6 W34 N6\$ S6 E34 N18 U2 R2 N5 L2 U2 N2 FOP= N5 W10 S5 E10\$ W10 N5\$ PTR= N30 FUS= N18 W7 S4 W22 N4 W5 S18 E7 S4 E4 N4 E12 S4 E4 N4 E7 \$ S30\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							