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

2027

19-2S-16-01653-102

BUILDING CHARACTERISTICS

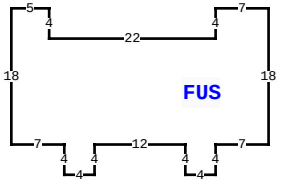
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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/

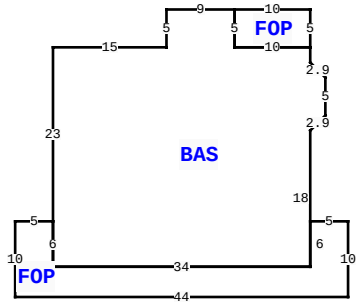
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100		1,045	109,105
FOP	50	30		15	1,566
FOP	236	30		71	7,413
FUS	556	100		556	58,050
TOTALS	1,887			1,687	176,134

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	132.16	222,954	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1601 HX Base Yr 2005





959 NW SOPHIE DR, WHITE SPRINGS

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

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	2004	2004	3	100	1,200	
2	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	5.00	100	2013	2013	3	100	2,880	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,134
TOTAL MARKET OB/XF VALUE	10,180
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	226,314
SOH/AGL Deduction	75,177
ASSESSED VALUE	151,137
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	99,726
TOTAL JUST VALUE	226,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,526

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						

BUILDING NOTES

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 10,180

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	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							

REVIEW DATE 11/06/2023 BY TW Total Acres: 4.10 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS