

LOT 4 ROLLING PINES S/D.
833-1612, 840-872, WD 1009-141,

HUGHES STEPHEN C/HUGHES DONNA D
7805 1ST STREET SW
VERO BEACH, FL 32968

2026

19-2S-16-01653-104


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 49,500 TOTAL MARKET VALUE 56,500 SOH/AGL Deduction 1,445 ASSESSED VALUE 55,055 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,055 TOTAL JUST VALUE 56,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 51,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000048250 RV - Recreational 09/22/2023																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1467/1079</td> <td>5/14/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>54,900</td> </tr> </tbody> </table> GRANTOR: THOMAS DANIEL GRANTEE: HUGHES STEPHEN C 1054/1124 7/28/2005 WD Q V 27,500 GRANTOR: BARBARA FISH & PHILIP GRANTEE: DANIEL THOMAS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1467/1079	5/14/2022	WD	Q	V	01	54,900
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1467/1079	5/14/2022	WD	Q	V	01	54,900																																					
TOTALS										981 NW SOPHIE DR, WHITE SPRINGS										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td></td> <td></td> </tr> </tbody> </table> MLU										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			05/11/2026																																								
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000																													
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9901	C	AC/XFOB	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500																										
REVIEW DATE 03/19/2026 BY robin Total Acres: 6.50 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 06/30/2026 BY SYS																																											