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

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

981 NW SOPHIE DR, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

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
GRANTOR: THOMAS DANIEL						
GRANTEE: HUGHES STEPHEN C						
1054/1124	7/28/2005	WD	Q	V		27,500
GRANTOR: BARBARA FISH & PHILIP						
GRANTEE: DANIEL THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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 05/12/2026 BY SYS