LOT 13 ROLLING PINES S/D.

799-1479, TD 1371-1229, QC 1372-

WELCH CHARLES C/ALLEN VICKI AKA VICKI WELCH
1285 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2027

19-2S-16-01653-113

BUILDING CHARACTERISTICS

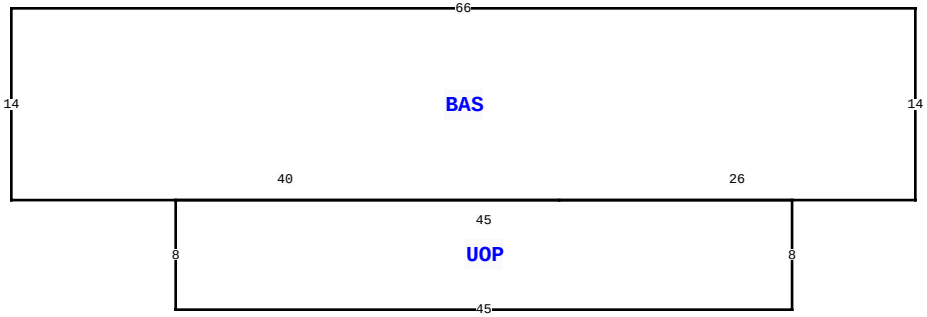
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	924	100		924	95,762
UOP	360	25		90	9,328
TOTALS	1,284			1,014	105,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,014	129.5800	120.51	122,197	1994	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 2026 Heated Area: 924 HX Base Yr



1285 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0296	SHED METAL	0	0	40	14	1.00	UT	5,000.00	5,000.00	100	2022	2021		100	5,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,089
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	158,289
SOH/AGL Deduction	0
ASSESSED VALUE	158,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,289
TOTAL JUST VALUE	158,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37437	RECONNECT	0	11/14/2018
37437	RECONNECT	75	11/14/2018
9231	M H	125	01/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1555/909	11/19/2025	WD	Q	I	01	182,500
GRANTOR: EARNST JERI L						
GRANTEE: WELCH CHARLES C						
1450/1249	10/19/2021	WD	Q	I	01	147,400
GRANTOR: MERCER KODIE						
GRANTEE: EARNST JERI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E40 E26 N14 $
UOP=[ORIG=-54,14] S8 E45 N8 W45 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/02/2026 BY TP Total Acres: 4.10 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS