

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

**2026**

19-2S-16-01653-113

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 Floor	13	LAM/VNLPLK	80
Interior Floor	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
BAS	924	100	
UOP	360	25	
TOTALS	1,284		1,014

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	0%	- 2026	Heated Area: 924		HX Base Yr																		
<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>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		106,223	
TOTAL MARKET OB/XF VALUE		13,200	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		159,423	
SOH/AGL Deduction		0	
ASSESSED VALUE		159,423	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		159,423	
TOTAL JUST VALUE		159,423	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,128	

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						

EXTRA FEATURES		1285 NW SOPHIE DR, WHITE SPRINGS															
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	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	1	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	

LAND DESCRIPTION		TOTAL OB/XF 13,200																						
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	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							

BUILDING NOTES	

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