LOT 16 ROLLING PINES S/D.
821-1811, PB 1462-347,348, WD 15

HAWKINS MICHAEL W/HAWKINS ELIZABETH
1316 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2027

19-2S-16-01653-116

BUILDING CHARACTERISTICS

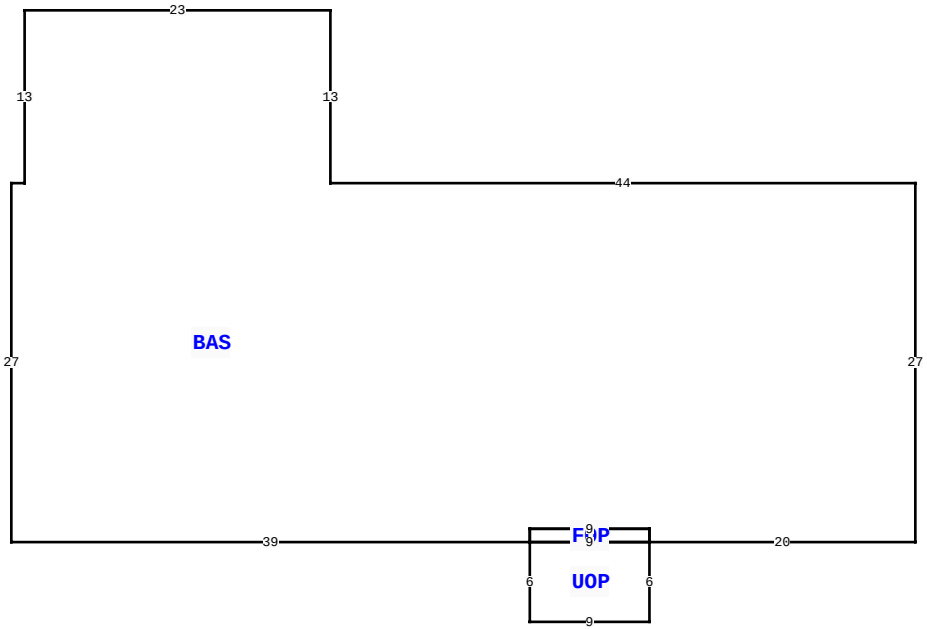
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	2,126	100		2,126	145,348
FOP	9	35		3	205
UOP	54	25		14	957
TOTALS	2,189			2,143	146,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,143	113.1000	105.18	225,401	1999	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2024 Heated Area: 2126 HX Base Yr



1316 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	1999	1999	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	146,511
TOTAL MARKET OB/XF VALUE	16,300
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	202,811
SOH/AGL Deduction	0
ASSESSED VALUE	202,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,811
TOTAL JUST VALUE	202,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053797	Electrical Servic		08/06/2025
000050365	Roof Replacement	15,960	07/16/2024
23888	M H	500	11/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/81	11/15/2023	WD	Q	I	01	244,500
GRANTOR: VINING GREG						
GRANTEE: HAWKINS MICHAEL W						
1462/348	3/17/2022	PB	U	I	18	0
GRANTOR: VINING GREG						
GRANTEE: VINING GREG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 N13 W23 S13 W1 S27 E39 UOP= S6 E9 N6 W9$ FOP= E9 N1 W9 S1$ N1 E9 S1 E20 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,300

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	0200	C	MBL HM	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 08/28/2024 BY JS Total Acres: 4.10 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS