LOTS 10 & 11 ROLLING PINES S/D.

811-2387, 853-2095, WD 878-1858,

GARNER MARY D
1203 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2027

19-2S-16-01653-120

BUILDING CHARACTERISTICS

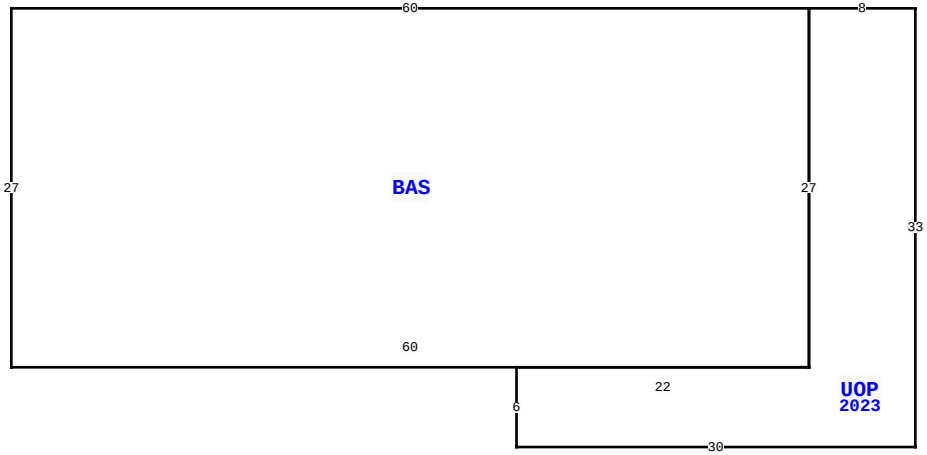
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
UOP	396	25	2023	99	2,801
TOTALS	2,016			1,719	48,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,719	117.9000	70.74	121,602	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1620 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/12/2026 MLU
AG DATE	

1203 NW SOPHIE DR, WHITE SPRINGS

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0040	BARN,POLE	0	100	24	36	864.00	UT	2.50	2.50	60	2017	2017	3	60	1,296	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
9	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	0296	SHED METAL	0	100	10	20	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 22,046

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	100			0.00	0.00	1.00	LT		1.00	1.00	0.50	40,000.00	20,000.00	20,000							
2	0700	C	MISC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
3	9901	C	AC/XFOB	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	40,000.00	20,000.00	20,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 9.50 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,641
TOTAL MARKET OB/XF VALUE	52,146
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	180,787
SOH/AGL Deduction	89,165
ASSESSED VALUE	91,622
TOTAL EXEMPTION VALUE	HX HB 13 84,375
BASE TAXABLE VALUE	7,247
TOTAL JUST VALUE	180,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40637	STORAGE	0	09/29/2020
34893	RECONNECT	75	01/31/2017
28633	M H	468	06/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0127	1/11/2019	WD	Q	I	05	98,400
GRANTOR: KYLE S MERRITT						
GRANTEE: MARY D GARNER						
1328/1127	12/15/2016	WD	U	I	12	41,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: KYLE S MERRITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S27 E60 N27 $
UOP=[YR=2023;ORIG=8,0] W8 S27 W22 S6 E30 N33 $
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WHITE SPRINGS, FL 32096

2027

19-2S-16-01653-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19216.030 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

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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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
11	0060	CARPORT F	0	100	20	20	1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
13	0060	CARPORT F	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
14	0030	BARN,MT	0	100	0	0	1.00	UT	23,000.00	23,000.00	100	2023	2022		100	23,000	

LAND DESCRIPTION

TOTAL OB/XF 30,100

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

REVIEW DATE 11/15/2022 BY KS Total Acres: 9.50 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS