

LOTS 10 & 11 ROLLING PINES S/D.  
811-2387, 853-2095, WD 878-1858,

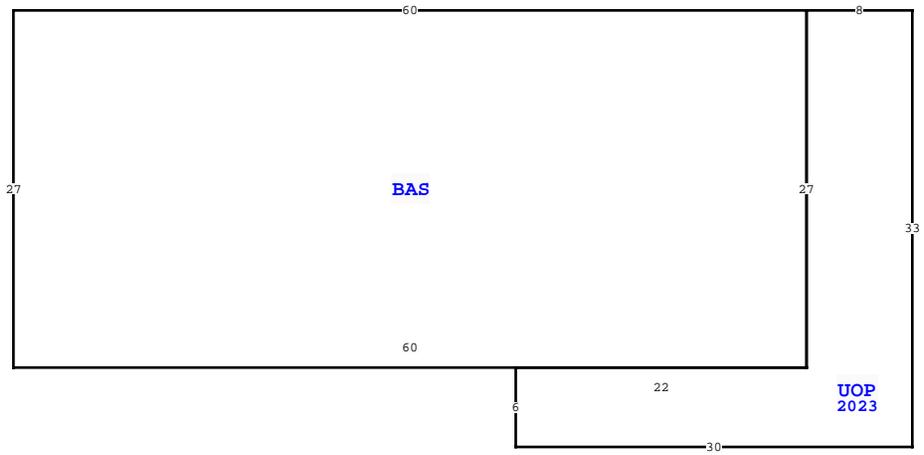
GARNER MARY D  
1203 NW SOPHIE DR  
WHITE SPRINGS, FL 32096

**2026**

19-2S-16-01653-120

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floor	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
Architactual	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
BAS	1,620	100	
UOP	396	25	2023
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
1	MOBILE HME	100%	- 2021	70.74	121,602	1998	1998	0	0	60.00	40.00
			Heated Area: 1620			HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
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		92,282	
ASSESSED VALUE		88,505	
TOTAL EXEMPTION VALUE		HX HB 13 81,917	
BASE TAXABLE VALUE		6,588	
TOTAL JUST VALUE		180,787	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,787	

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						

EXTRA FEATURES		1203 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	100	0	0		1.00	UT 1,200.00	100	2010	2010	3	100	1,200	
2	0255	MBL HOME S	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	500	
3	0040	BARN, POLE	0	100	24	36		864.00	UT 2.50	60	2017	2017	3	60	1,296	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	100	
5	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
6	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
7	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100			3	100	3,000	
8	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	100	
9	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	100			3	100	7,000	
10	0296	SHED METAL	0	100	10	20		1.00	UT 1,800.00	100	2021	2020		100	1,800	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W60 S27 E60 N27 \$											
UOP=[YR=2023;ORIG=8,0] W8 S27 W22 S6 E30 N33 \$											

LAND DESCRIPTION												TOTAL OB/XF 22,046												
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	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							

