LOT 2 PARK MEADOW S/D.
862-1304, 893-2726, PB 1282-2430

ZALDIVAR YODIER TUR/NOA ARIANNY RODRIGUEZ
175 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2027

19-2S-16-01654-002

BUILDING CHARACTERISTICS

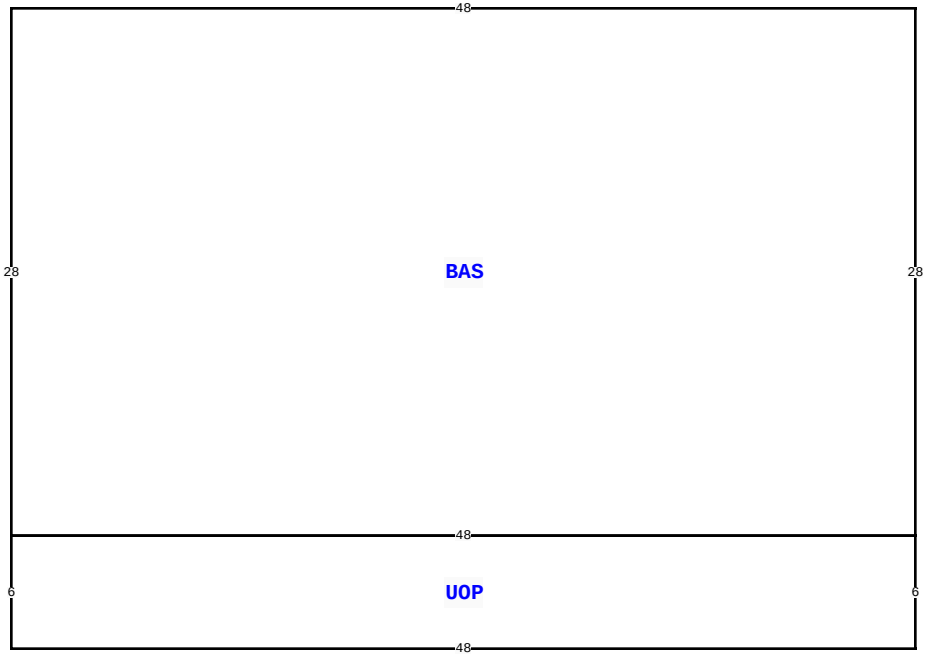
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	73,033
UOP	288	20		58	3,152
TOTALS	1,632			1,402	76,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	76.0000	83.60	117,207	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1344 HX Base Yr 2018



175 NW SOPHIE DR, WHITE SPRINGS

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	900	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,185
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		43,020
TOTAL MARKET VALUE		89,643
SOH/AGL Deduction		8,776
ASSESSED VALUE		80,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,456
TOTAL JUST VALUE		122,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1179	4/17/2017	WD	U	I	16	32,500
GRANTOR: NUVIEW IRA						
GRANTEE: YODIER TUR ZALDIVAR						
1335/1180	4/13/2017	WD	U	I	16	32,500
GRANTOR: LLOYD ADAMS						
GRANTEE: YODIER TUR ZALDIVAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S28 E48 N28 $
UOP=[ORIG=-48,28] E48 S6 W48 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	100					3.78	AC		1.00	1.00	1.00	280.00	280.00	1,058							
3	9910	M	MKT.VAL.AG	100					3.78	AC		1.00	1.00	1.00	9,000.00	9,000.00	34,020							

REVIEW DATE 11/16/2022 BY KS Total Acres: 4.78 Total Land Value: 10,058 Market: 34,020 Agricultural: 1,058 Common: 9,000 PRINTED 11/17/2026 BY SYS