LOT 7 PARKMEADOW S/D
ORB 756-1188, CASE# 97-665-DR,
850-1487, WD 1384-184,

OTT SHANNON R
541 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2027

19-2S-16-01654-008

BUILDING CHARACTERISTICS

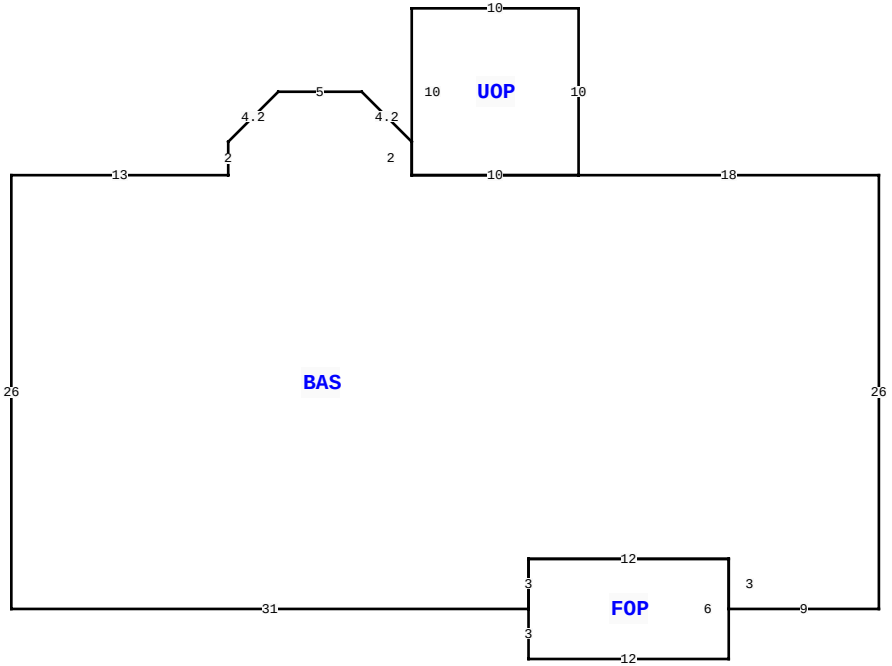
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,362	100		1,362	121,474
FOP	72	30		22	1,962
UOP	100	20		20	1,784
TOTALS	1,534			1,404	125,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	120.1200	132.13	185,511	1999	1999	0	0	0	32.50	67.50

2 SINGLE FAM 100% - 2020 Heated Area: 1362 HX Base Yr 2020



541 NW SOPHIE DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,220
TOTAL MARKET OB/XF VALUE		5,850
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		171,070
SOH/AGL Deduction		37,436
ASSESSED VALUE		133,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,223
TOTAL JUST VALUE		171,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,344

XFOB:1:1: FLEETWOOD/CHARM MH

BLDG:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14766	SFR	230	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0184	4/30/2019	WD	Q	I	01	129,000
GRANTOR: STEPHEN DYKES						
GRANTEE: SHANNON R OTT						
0756/1188	11/15/1991	WD	U	V	35	30,200
GRANTOR: LENVIL DICKS						
GRANTEE: STEPHEN DYKES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N10 W10 S10 E10$ W10 N2 U3 L3 W5 L3 D3 S2 W13 S26 E31 FOP= S3 E12 N6 W12 S3$ N3 E12 S3 E9 N26$.

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	12	16	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0040	BARN,POLE	0	100	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0040	BARN,POLE	0	100	20	30	600.00	UT	5.00	5.00	100	1999	1999	3	100	3,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,850

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	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/10/2022 BY KS Total Acres: 4.88 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS