SW1/4 OF NW1/4. ORB 961-2168,
CFD 1030-2893, ASSIGN CFD 1114
-600, WD 1169-1783,1788,

FIELDS AL D
1189 NW SOPHIE DR
WHITE SPRINGS, FL 32096

**2027**

**20-2S-16-01661-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 2 100 |
| 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

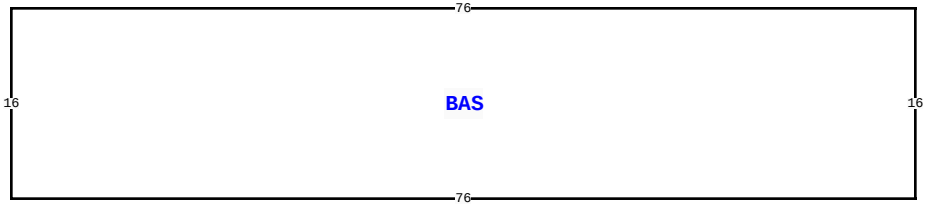
NEIGHBORHOOD/LOC 20216.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | | 1,216 | 72,090 |
| TOTALS | 1,216 | | | 1,216 | 72,090 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,216 | 115.9000 | 107.79 | 131,073 | 1997 | 1997 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2022 Heated Area: 1216 HX Base Yr 2022




1189 NW SOPHIE DR, WHITE SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/18/2026 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 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 72,090 |
| TOTAL MARKET OB/XF VALUE | 7,550 |
| TOTAL LAND VALUE - MARKET | 72,000 |
| TOTAL MARKET VALUE | 151,640 |
| SOH/AGL Deduction | 44,932 |
| ASSESSED VALUE | 106,708 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 55,297 |
| TOTAL JUST VALUE | 151,640 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 152,416 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38235 | PUMP/UTPOL | 50 | 06/14/2019 |
| 37114 | RECONNECT | 75 | 08/20/2018 |
| 22563 | M H | 479 | 12/06/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1365/2484 | 8/01/2018 | WD | Q | I | 05 | 155,000 |
| GRANTOR: MARCIA L HUGGHINS REV | | | | | | |
| GRANTEE: AL D FIELDS | | | | | | |
| 1169/1788 | 3/20/2009 | WD | Q | I | 01 | 130,000 |
| GRANTOR: GARY W MOORE JR | | | | | | |
| GRANTEE: MARCIA L HUGGHINS R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 7,550

| 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 | | A-1 | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 0.60 | 3,000.00 | 1,800.00 | 72,000 | | | | | | | |

REVIEW DATE 11/17/2022 BY KS Total Acres: 40.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS