COMM AT NW COR OF NW1/4, RUN E 8
FOR POB, CONT E 453.29 FT TO W R
ROBERTS RD, S ALONG R/W 528.11 F

FIELDS AL D
1189 NW SOPHIE DR
WHITE SPRINGS, FL 32056

2026

30-6S-16-03999-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

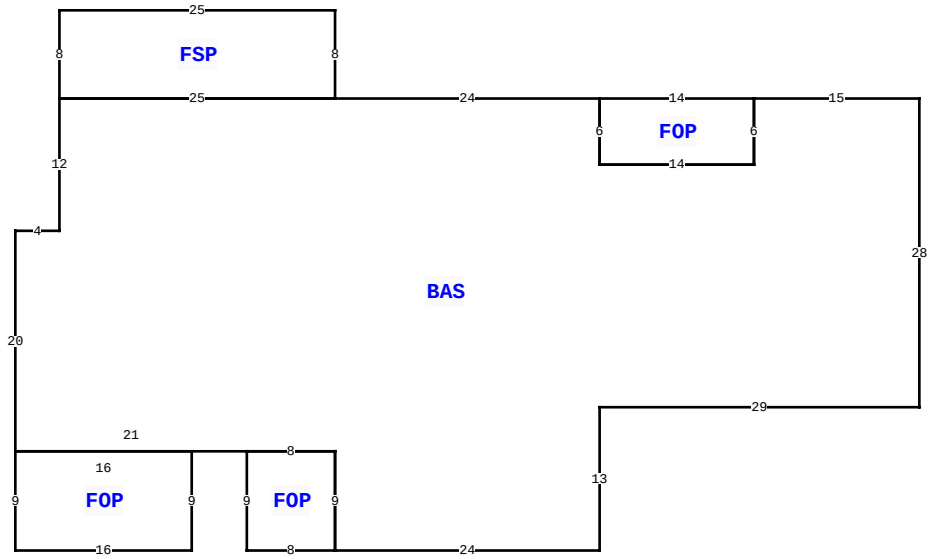
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100		2,592	140,125
FOP	72	30		22	1,190
FOP	84	30		25	1,351
FOP	144	30		43	2,324
FSP	200	40		80	4,325
TOTALS	3,092			2,762	149,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,762	72.9600	83.17	229,716	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2592 HX Base Yr



530 SW ROBERTS AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,315
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	56,875
TOTAL MARKET VALUE	210,290
SOH/AGL Deduction	0
ASSESSED VALUE	210,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,290
TOTAL JUST VALUE	210,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,562

LAND:1:1: SOME AREAS LOE & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049067	Electrical Servic	0	01/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1765	10/12/2023	TD	U	I	18	55,000
GRANTOR: CLERK OF COURT						
GRANTEE: FIELDS AL D						
1244/1739	11/13/2012	WD	Q	I	01	122,500
GRANTOR: FLORENCE M NON STATTE						
GRANTEE: FRANK J MASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W14 S6 E14 N6$ S6 W14 N6 W24 FSP= N8 W25 S8 E25$ W25 S12 W4 S20 FOP= S9 E16 N9 W16$ E21 FOP= S9 E8 N9 W8$ E8 S9 E24 N13 E29 N28$.

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	0	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2008	2008	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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
1	0100	C	SFR	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	0.75	13,000.00	9,750.00	43,875							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 02/06/2024 BY TW Total Acres: 5.50 Total Land Value: 56,875 Market: 0 Agricultural: 0 Common: 56,875 PRINTED 05/08/2026 BY SYS