BEG INTERS N R/W CR-246 & E LINE
RUN NW ALONG R/W 678.19 FT, N 26
DEG E 916.45 FT, S 828 FT TO N R

ANTOGNONI BRUCE E/ANTOGNONI DONNA E
379 NW RAILROAD ST
LAKE CITY, FL 32055

2026

13-2S-16-01603-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

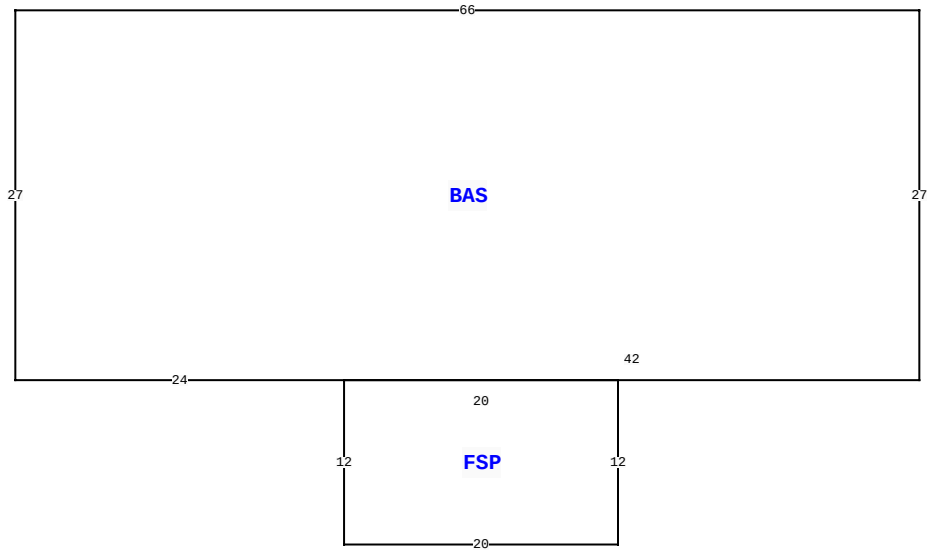
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	47,088
FSP	240	40		96	2,537
TOTALS	2,022			1,878	49,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,878	110.1050	66.06	124,061	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1782 HX Base Yr 2009



2501 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,624
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		65,065
TOTAL MARKET VALUE		68,209
SOH/AGL Deduction		32,535
ASSESSED VALUE		35,674
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		5,674
TOTAL JUST VALUE		124,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1140/0246	1/03/2008	WD	Q	I		106,000
GRANTOR: EDWARD LANDIS						
GRANTEE: BRUCE & DONNA ANTOG						
0769/1082	12/30/1992	WD	Q	V		22,000
GRANTOR: LENVIL DICKS						
GRANTEE: EDWARD LANDIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E24 FSP= S12 E20 N12 W20$ E42 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,565							
2	6200	A	PASTURE 3	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 10.01 Total Land Value: 9,085 Market: 58,500 Agricultural: 2,520 Common: 6,565 PRINTED 11/20/2025 BY SYS