

COMM INTERS OF N R/W CR-246 & W
SEC, RUN SE ALONG R/W 1083.89 FT
808.08 FT, E 512.22 FT, S 894.81

ROTHROCK IRVIN A JR
2159 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-135



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	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	13216.00	1.00/
------------------	----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	159,871
FGR	532	55		293	30,027
FOP	416	30		125	12,811
FSP	368	40		147	15,065

TOTALS	2,876			2,125	217,773
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN, FR AE	0	100	27	40		1,080.00	UT 11.00	100	1996
2	0252	LEAN-TO W/	0	100	15	40		600.00	UT 2.50	100	1996
3	0252	LEAN-TO W/	0	100	31	40		1,240.00	UT 2.50	100	1996
4	0166	CONC, PAVMT	0	100	30	18		540.00	UT 2.00	100	1996
5	0294	SHED WOOD/	0	100	8	12		96.00	UT 7.50	100	1996
6	0166	CONC, PAVMT	0	100	8	40		320.00	UT 2.00	100	1996
7	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2008
8	0130	CLFENCE 5	0	100	0	0		280.00	UT 7.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	10.01	AC	1.00

REVIEW DATE 04/20/2023 BY kellen

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,125	120.2850	144.34	306,722	1996	1996	0	0	0 29.00	71.00
1 EXCEPT SFR 100% - 2007											
Heated Area: 1560 HX Base Yr 2007											

2159 NW LASSIE BLACK ST, WHITE SPRINGS	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0021	BARN, FR AE	0	100	27	40		1,080.00	UT 11.00	100	1996	1996	3	100	11,880	
2	0252	LEAN-TO W/	0	100	15	40		600.00	UT 2.50	100	1996	1996	3	100	1,500	
3	0252	LEAN-TO W/	0	100	31	40		1,240.00	UT 2.50	100	1996	1996	3	100	3,100	
4	0166	CONC, PAVMT	0	100	30	18		540.00	UT 2.00	100	1996	1996	3	100	1,080	
5	0294	SHED WOOD/	0	100	8	12		96.00	UT 7.50	100	1996	1996	3	100	720	
6	0166	CONC, PAVMT	0	100	8	40		320.00	UT 2.00	100	1996	1996	3	100	640	
7	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2008	2008	3	100	1,200	
8	0130	CLFENCE 5	0	100	0	0		280.00	UT 7.50	100	2008	2008	3	100	2,100	

TOTAL OB/XF											
22,220											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	10.01	AC	1.00

Total Land Value: 65,065 Market: 0 Agricultural: 0 Common: 65,065

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		217,773	
TOTAL MARKET OB/XF VALUE		22,220	
TOTAL LAND VALUE - MARKET		65,065	
TOTAL MARKET VALUE		305,058	
SOH/AGL Deduction		77,630	
ASSESSED VALUE		227,428	
TOTAL EXEMPTION VALUE		HX HB WR	
BASE TAXABLE VALUE		171,706	
TOTAL JUST VALUE		305,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043614	Roof Replacement	26,010	01/31/2022
9330	SFR	250	02/07/1995
7942	M H	50	01/03/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1102/1786	11/17/2006	WD	Q	I		255,000	
GRANTOR: JAMES & DEBORAH JENNI							
GRANTEE: IRVIN & SANDRA ROTH							
1012/2003	4/08/2004	WD	Q	I		207,000	
GRANTOR: LEEMHUIS							
GRANTEE: JENNINGS							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
FGR= W28 FSP= N16 W23 S16 E23 \$ BAS= W52 S30 FOP= S8 E52N8 W52\$ E52 N30 \$ S19 E28 N19 \$.															

PRINTED 11/20/2025 BY SYS