

COMM INTERS OF N R/W OF SR 246
& E LINE OF W 1/2 OF SEC, NW
ALONG R/W 1396.14 FT, N 4DEG W

BRACKIN CHARLES W
2685 NW LASSIE BLACK STREET
WHITE SPRINGS, FL 32096

2025

13-2S-16-01603-143



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,240 TOTAL LAND VALUE - MARKET 39,410 TOTAL MARKET VALUE 46,650 SOH/AGL Deduction 14,614 ASSESSED VALUE 32,036 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,036 TOTAL JUST VALUE 46,650 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 43,835											
DOR CODE 9901 AC/XFOB																															
MAP NUM MKT AREA 03																															
NEIGHBORHOOD/LOC 13316.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE 1001/1464 10/08/2003 WD Q V 01 100 GRANTOR: BRACKIN GRANTEE: BRACKIN											
TOTALS										BLD DATE LGL DATE 04/15/2025 MLU										BUILDING NOTES											
EXTRA FEATURES										2685 NW LASSIE BLACK ST, WHITE SPRINGS										BUILDING DIMENSIONS											
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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500																
2	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500																
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																
4	0040	BARN, POLE	0	0	36	1,296.00	UT	2.50	2.50	100	2013	2013	3	100	3,240																
										TOTAL OB/XF 7,240																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.63	AC		1.00	1.00	1.00	7,000.00	7,000.00	39,410														
REVIEW DATE 04/20/2023 BY kellen Total Acres: 5.63 Total Land Value: 39,410 Market: 0 Agricultural: 0 Common: 39,410 PRINTED 07/28/2025 BY SYS																															