

COMM INTERS OF N R/W OF SR-246 &
OF SEC, NW ALONG R/W 1037.72 FT
328.42' FT, N 427.20' FT, E 366.22'

PIPPINS RANDY R/PIPPINS RUBY M
2681 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-145



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN 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		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
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	1,404	100		1,404	85,583
UOP	520	25		130	7,924
USP	160	35		56	3,413
TOTALS	2,084			1,590	96,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,590	117.9000	110.83	176,220	2003	2003	0	0	45.00	55.00

1 MANUF 1 100% - 2011

Heated Area: 1404

HX Base Yr 2011

52

10

UOP

10

52

27

BAS

27

26

16

USP

10

16

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/15/2025

MLU