

COMM NE COR OF SEC, RUN S 1326.9
SE COR OF NE1/4 OF NE1/4, RUN W
TO W R/W OF A 60-FOOT CO RD, S A

PINORSKY RICHARD J
3083 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-018



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	06	CUST PANEL 100			
Interior Floo	12	HARDWOOD 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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			5000	IMPROVED AG	
MAP NUM			MKT AREA		03
NEIGHBORHOOD/LOC			14216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	139,682
FOP	384	30		115	11,952
FOP	576	30		173	17,980
TOTALS	2,304			1,632	169,614

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,632	127.1160	142.37	232,348	1998	1998	0	0	27.00	73.00
2 SINGLE FAM 100% - 2019				Heated Area: 1344				HX Base Yr 2019			
48 12 FOP 12 48 28 BAS 28 48 FOP 8 48											
BLD DATE XF DATE						LGL DATE LAND DATE					
						04/11/2025 MLU					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	1995
2	0166	CONC, PAVMT	0 100	12	18	216.00	UT	2.00	2.00	100	1998
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2018
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2018
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018
7	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2018
TOTAL OB/XF 6,132											

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	1.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.01	AC	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.01	AC	1.00
4	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC	1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 3								Tax Dist:					
BUILDING MARKET VALUE								169,614					
TOTAL MARKET OB/XF VALUE								6,132					
TOTAL LAND VALUE - MARKET								65,065					
TOTAL MARKET VALUE								190,989					
SOH/AGL Deduction								53,501					
ASSESSED VALUE								137,488					
TOTAL EXEMPTION VALUE								HX HB WR		55,722			
BASE TAXABLE VALUE								81,766					
TOTAL JUST VALUE								240,811					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								243,135					
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
12886				SFR				220		08/12/1997			
10867				PUMP/UTPOL				30		03/08/1996			
7450				M H				60		08/04/1993			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
0851/2130		1/07/1998		WD	Q	I	01	0					
GRANTOR: RICHARD & PATRICIA PI													
GRANTEE: JAMES M & CATHERINE													
0768/2407		12/28/1992		WD	Q	V		21,000					
GRANTOR: LENVIL DICKS													
GRANTEE: RICHARD PINORSKY													
BUILDING NOTES													
BUILDING DIMENSIONS													
FOP= N12 W48 S12 E48\$ BAS= W48 S28 FOP= S8 E48 N8 W48\$ E48 N28\$.													