COMM SE COR OF SEC, N 1327.74
FT, W 1759.08 FT FOR POB, CONT
W 3515.30 FT, N 1252.92 FT TO

THOMAS HERBERT & LAWANDA TRUST DATED SEPTEMBER 18,
P O BOX 1507
LAKE CITY, FL 32056

2026

14-2S-16-01609-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

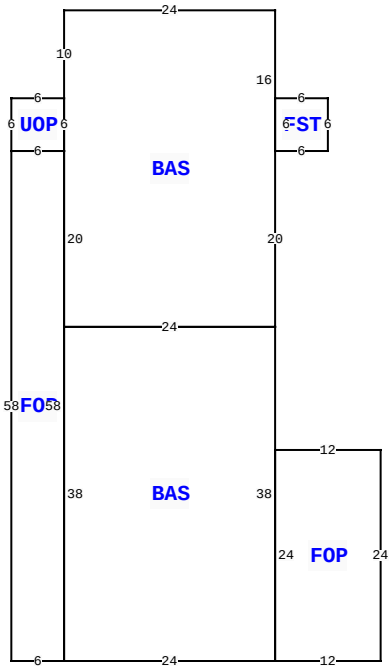
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 15216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	69,393
BAS	912	100		912	73,248
FOP	288	30		86	6,908
FOP	348	30		104	8,353
FST	36	55		20	1,607
UOP	36	20		7	563
TOTALS	2,484			1,993	160,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	1,993	111.5500	89.24	177,855	2017	2017	0	0	0	10.00	90.00

1 SFR/PREMTL 100% - 2020 Heated Area: 1776 HX Base Yr 2020



3566 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/12/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,070
TOTAL MARKET OB/XF VALUE		18,875
TOTAL LAND VALUE - MARKET		289,576
TOTAL MARKET VALUE		215,002
SOH/AGL Deduction		52,436
ASSESSED VALUE		162,566
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,844
TOTAL JUST VALUE		468,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40945	ADDN SFR		11/30/2020
38000	ADDN SFR	346	04/17/2019
36058	PUMP/UTPOL	50	12/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1478	10/16/2014	WD	U	V	30	0

GRANTOR: HERBERT C & LAWANDA G
GRANTEE: HERBERT AND LAWANDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-24,36] S38 E24 N38 W24 $
BAS=[ORIG=0,0] W24 S10 S6 S20 E24 N20 N16 $
FOP=[ORIG=-24,16] W6 S58 E6 N58 $
FOP=[ORIG=0,74] E12 N24 W12 S24 $
UOP=[ORIG=-24,10] W6 S6 E6 N6 $
FST=[ORIG=0,16] E6 N6 W6 S6 $
.

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	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	15.00	15.00	75	2017	2017	3	75	16,875	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	500	
3	0166	CONC,PAVMT	0	100	0	0	375.00	UT	4.00	4.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 18,875

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	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	2,800							
2	5500	A	TIMBER 2	0			0.00	0.00	72.00	AC		1.00	1.00	1.00	445.00	445.00	32,040							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	30.42	AC		1.00	1.00	1.00	40.00	40.00	1,217							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	102.42	AC		1.00	1.00	1.00	2,800.00	2,800.00	286,776							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 103.42 Total Land Value: 36,057 Market: 286,776 Agricultural: 33,257 Common: 2,800 PRINTED 11/20/2025 BY SYS