COMM SW COR OF NW1/4 OF SW1/4,
RUN N 614.33 FT, E 691.61 FT
FOR POB, CONT E 315.22 FT, N

ROBINSON FREDERICK J
4804 NW LASSIE BLACK
WHITE SPRINGS, FL 32096

2026

15-2S-16-01615-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

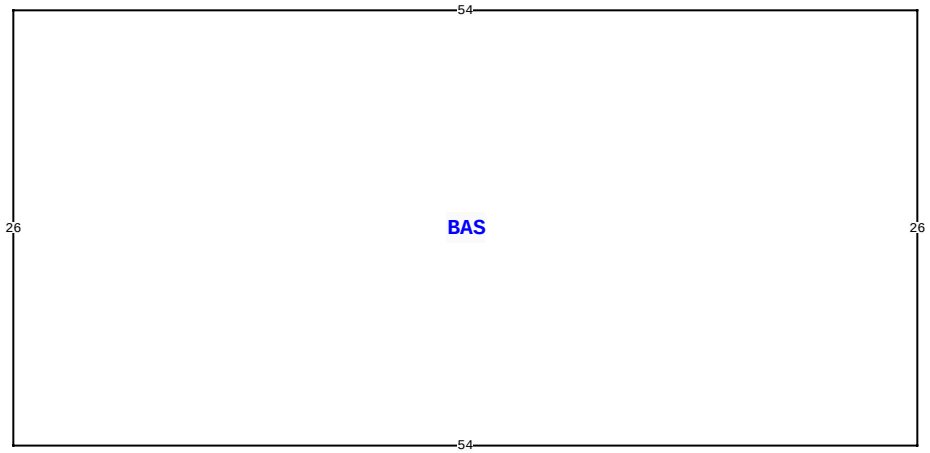
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	15216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	81,954
TOTALS	1,404			1,404	81,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	112.9000	106.13	149,007	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1404 HX Base Yr 2016



4804 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,954
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		35,070
TOTAL MARKET VALUE		126,624
SOH/AGL Deduction		66,137
ASSESSED VALUE		60,487
TOTAL EXEMPTION VALUE	HX HB	35,487
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042804	Roof Replacement	8,000	09/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/2740	2/25/2015	WD	U	I	34	19,500
GRANTOR: SUZANNE DAVIS F/K/A S						
GRANTEE: FREDERICK J ROBINSO						
0897/0952	1/04/2000	WD	Q	V	01	10,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: SUZANNE ADAMS (ONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S26 E54 N26$.

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	0060	CARPORT F	0	100	18	20	360.00	UT	2.50	2.50	100	2018	2018	3	100	900	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,070							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.01 Total Land Value: 35,070 Market: 0 Agricultural: 0 Common: 35,070 PRINTED 11/20/2025 BY SYS