COMM SW COR OF NW1/4 OF SW1/4,
RUN N 614.33 FT, E 370.89 FT
FOR POB, E 320.72 FT, N 693.69

HOLTON CHARLES A
4848 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

15-2S-16-01615-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

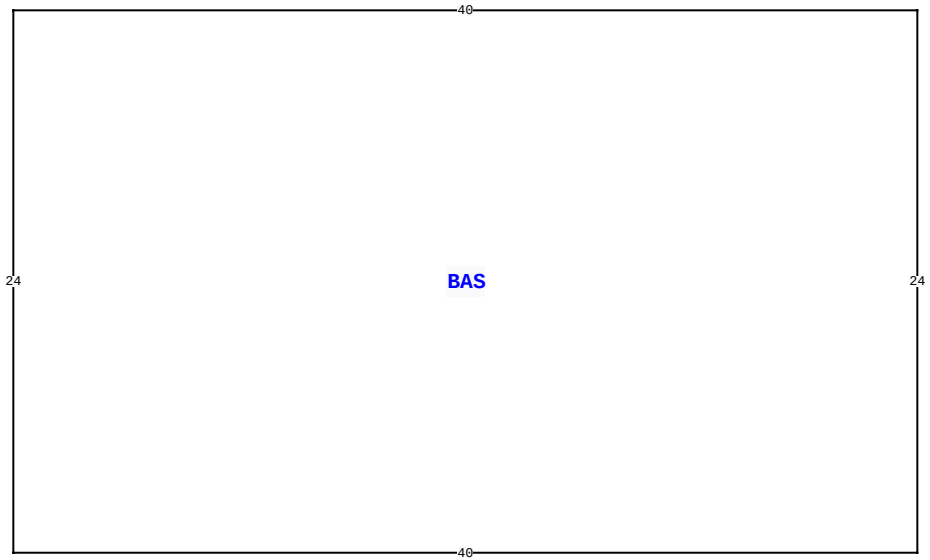
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	960	100		960	26,703
TOTALS	960			960	26,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	115.9000	69.54	66,758	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 960 HX Base Yr 2004



4848 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		26,703
TOTAL MARKET OB/XF VALUE		13,950
TOTAL LAND VALUE - MARKET		35,070
TOTAL MARKET VALUE		75,723
SOH/AGL Deduction		29,599
ASSESSED VALUE		46,124
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,124
TOTAL JUST VALUE		75,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17924	M H	125	02/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/1658	10/02/2001	WD	Q	V	04	19,500
GRANTOR: ANDREW DICKS						
GRANTEE: JAMES HOLTON & CHAR						
0897/0953	1/04/2000	WD	Q	V	01	10,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: ADREW DICKS (ONE OF						

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,950

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