COMM SW COR OF NW1/4 OF SW1/4, R
TO A POINT OF S R/W LINE OF LASS
RUN N'RLY ALONG ARC 280.13 FT TO

KELLER MARY E
4916 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

15-2S-16-01615-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

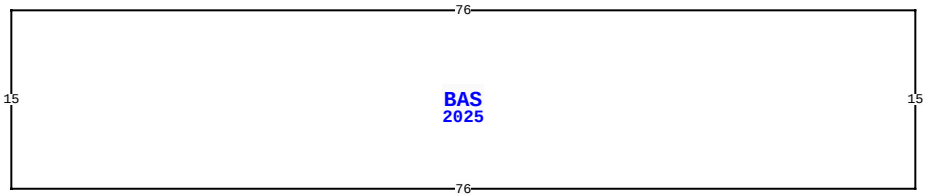
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,140	100	2025	1,140	118,085
TOTALS	1,140			1,140	118,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	112.5000	111.38	126,973	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2025 Heated Area: 1140 HX Base Yr 2025



4916 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,085
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		9,595
TOTAL MARKET VALUE		139,280
SOH/AGL Deduction		0
ASSESSED VALUE		139,280
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		33,558
TOTAL JUST VALUE		139,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/246	4/30/2025	LE	U	I	14	100
GRANTOR: KELLER MARY E						
GRANTEE: KELLER MARY E (ENH						
1528/2349	12/03/2024	WD	U	I	11	100
GRANTOR: BLANKENBAKER DEBORAH						
GRANTEE: KELLER MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=12,16] E76 S15 W76 N15 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2021		100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
5	0265	PRCH,UEP	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 11,600

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			0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							

REVIEW DATE 12/18/2024 BY RP Total Acres: 1.01 Total Land Value: 9,595 Market: 0 Agricultural: 0 Common: 9,595 PRINTED 11/20/2025 BY SYS