LOT 25 SUWANNEE HIGHLANDS S/D
& COMM NE COR OF SE1/4, RUN S
201.15 FT FOR POB, CONT S

MCINTYRE GEORGE MARTIN
4978 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

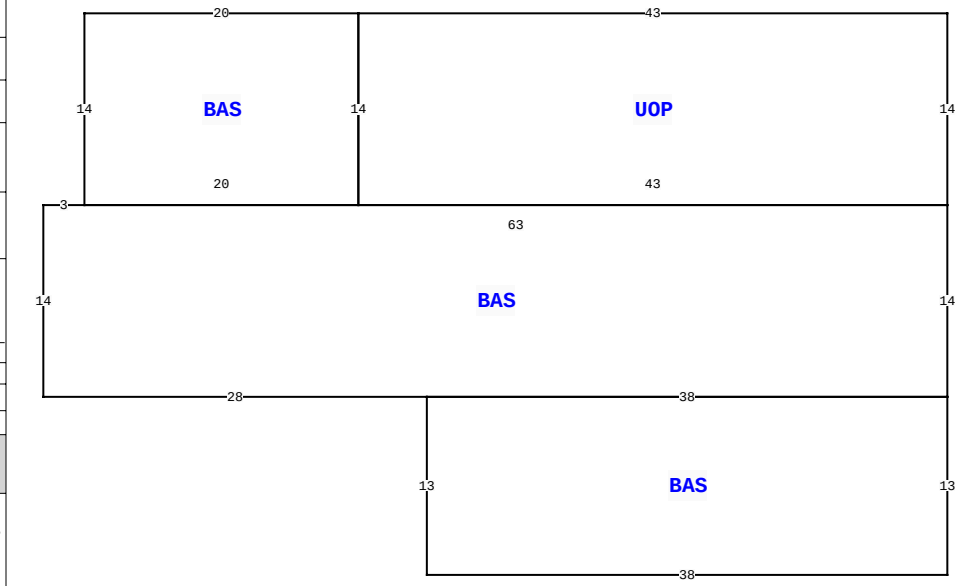
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	16,462
BAS	494	100		494	29,044
BAS	924	100		924	54,326
UOP	602	20		120	7,055
TOTALS	2,300			1,818	106,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,818	119.5000	97.99	178,146	1985	1991	0	0	0	40.00	60.00

2 SFR/MH CON 100% - 2012 Heated Area: 1698 HX Base Yr 2012



4978 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,888
TOTAL MARKET OB/XF VALUE		17,572
TOTAL LAND VALUE - MARKET		20,625
TOTAL MARKET VALUE		145,085
SOH/AGL Deduction		86,870
ASSESSED VALUE		58,215
TOTAL EXEMPTION VALUE	HX HB	32,081
BASE TAXABLE VALUE		26,134
TOTAL JUST VALUE		145,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,085

SALE:2:1: CERTIFICATE OF TITLE
SALE:1:1: INCLUDED 01630-003
BLDG:1:1: FLEET MH ID#FLFL1AF22700953
XFOB:1:1: SANDPOINT/FLEETWOOD ID#FLFL1AF227009535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29002	REMODEL	0	11/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0685	11/02/2011	WD	U	I	11	100
GRANTOR: HERMAN & ETHEL W STIL						
GRANTEE: GEORGE MARTIN MCINT						
1203/0840	10/12/2010	WD	Q	I	01	30,000
GRANTOR: MAGDALENE STORMANT KI						
GRANTEE: HERMAN R & ETHEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 S14 E28 BAS= S13 E38 N13 W38$ E38 N14 UOP= N14 W43
BAS= W20 S14 E20 N14$ S14 E43$ W63$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	20	12	1.00	UT	0.00	0.00	100	0	0	3	100	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	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0041	BARN,MACH	0	0	18	12	216.00	UT	5.25	5.25	100	2017	2017	3	100	1,134	
6	0040	BARN,POLE	0	100	0	0	2,615.00	UT	2.50	2.50	100	2003	2003	3	100	6,538	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 17,572

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	100		00	0.00	0.00	0.37	AC		1.00	1.00	1.00	12,500.00	12,500.00	4,625							

REVIEW DATE 11/17/2022 BY KS Total Acres: 1.52 Total Land Value: 20,625 Market: 0 Agricultural: 0 Common: 20,625 PRINTED 11/03/2025 BY SYS