BEG 27.76 FT N OF SW COR OF
SW1/4 OF NW1/4, RUN E 472.49
FT, S 378.47 FT, W 472.50 FT,

HARRINGTON ALBERT
786 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

17-2S-17-04717-001

BUILDING CHARACTERISTICS

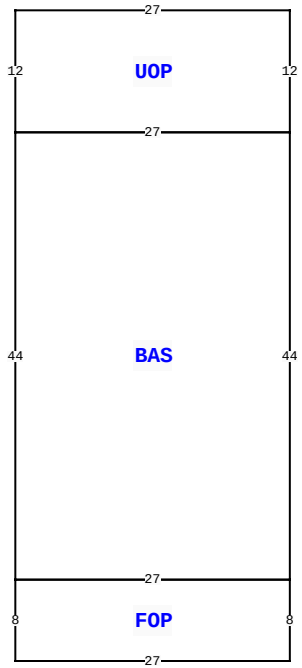
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	90,641
FOP	216	30		65	4,960
UOP	324	20		65	4,960
TOTALS	1,728			1,318	100,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	104.8000	117.38	154,707	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1188 HX Base Yr



786 NW LASSIE BLACK ST, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,560
TOTAL MARKET OB/XF VALUE		6,900
TOTAL LAND VALUE - MARKET		28,770
TOTAL MARKET VALUE		136,230
SOH/AGL Deduction		90,049
ASSESSED VALUE		46,181
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,181
TOTAL JUST VALUE		136,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16751	PUMP/UTPOL	30	03/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1403/0517	1/13/2020	LE	U	I	14	100

GRANTOR: ALBERT HARRINGTON (EN

GRANTEE: CORDELL JAMES HARRI

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W27 S12 E27$ BAS= W27 S44 FOP= S8 E27 N8 W27$ E27 N44$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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		A-1	0.00	0.00	4.11	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,770							

REVIEW DATE 07/31/2015 BY DF Total Acres: 4.11 Total Land Value: 28,770 Market: 0 Agricultural: 0 Common: 28,770 PRINTED 11/20/2025 BY SYS