E 1/2 OF NE 1/4 OF NW 1/4 OF SW
OF SE 1/4 OF SW 1/4 OF NW 1/4, L
246(LASSIE BLACK RD).

CHASTEEN THOMAS LEE/CHASTEEN KATHLEEN MENTA
618 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

17-2S-17-04717-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

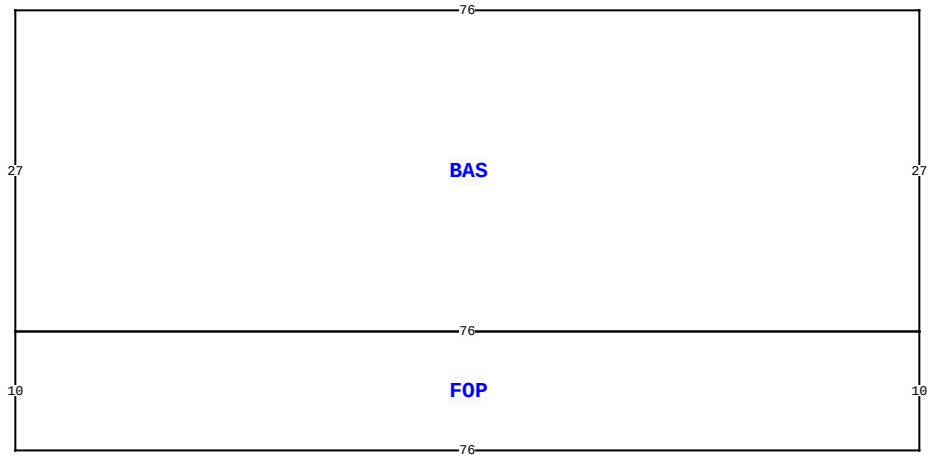
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	147,825
FOP	760	35		266	19,163
TOTALS	2,812			2,318	166,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,318	117.9000	110.83	256,904	1994	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023



618 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		166,988
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		36,400
TOTAL MARKET VALUE		210,938
SOH/AGL Deduction		128,245
ASSESSED VALUE		82,693
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		26,971
TOTAL JUST VALUE		210,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22169	M H	285	08/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2507	6/08/2022	WD	Q	I	04	210,000
GRANTOR: PRIEST THOMAS						
GRANTEE: CHASTEEN THOMAS LEE						
1437/741	5/04/2021	WD	Q	I	01	124,900
GRANTOR: CROWDER BLAIDE						
GRANTEE: PRIEST THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
FOP=[ORIG=-76,27] S10 E76 N10 W76 $
.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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	5.20	AC		1.00	1.00	1.00	7,000.00	7,000.00	36,400							

REVIEW DATE 12/15/2022 BY ME Total Acres: 5.20 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 11/20/2025 BY SYS