SE1/4 OF NW1/4 LYING N OF CR-246
958.57 FT.

YATES SHERRY LYNN/CROWELL BREANNA NICOLE
603 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

17-2S-17-04723-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

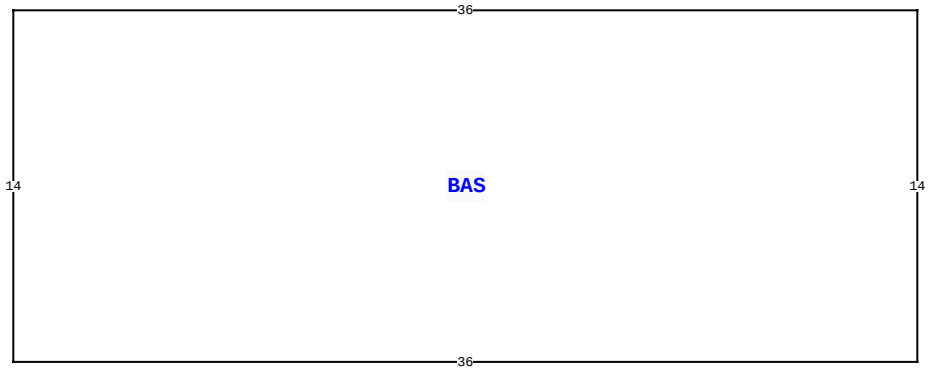
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 17217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	28,898
TOTALS	504			504	28,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	504	110.9000	104.25	52,542	2001	2001	0	0	0	45.00	55.00

3 MANUF 1 100% - 2018 Heated Area: 504 HX Base Yr 2018



603 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,898
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		69,875
TOTAL MARKET VALUE		109,373
SOH/AGL Deduction		13,485
ASSESSED VALUE		95,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,166
TOTAL JUST VALUE		109,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,373

XFOB:1:1: REGN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26302	M H	275	10/01/2007
20186	M H	125	11/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/0381	12/01/2017	PB	U	I	18	0
GRANTOR: ROBERT LEWIS WOODS ES						
GRANTEE: SHERRY LYNN MCCALL						
1345/0813	9/29/2017	PB	U	I	18	0
GRANTOR: ROBERT LEWIS WOODS ES						
GRANTEE: SHERRY LYNN MCCALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S14 E36 N14$.

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	0.00	0.00	100	2010	2010	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.75	AC		1.00	1.00	1.00	6,500.00	6,500.00	63,375							

REVIEW DATE 07/31/2015 BY DF Total Acres: 10.75 Total Land Value: 69,875 Market: 0 Agricultural: 0 Common: 69,875 PRINTED 11/18/2025 BY SYS