COMM INTERS N R/W CR-246 & W LIN
RUN E ALONG R/W 556.06 FT FOR PO
E ALONG R/W 757.08 FT, N 1007.07

LORD DWIGHT L/LORD JENNIE B
P O BOX 261
WHITE SPRINGS, FL 32096-0261

2027

13-2S-16-01603-000

BUILDING CHARACTERISTICS

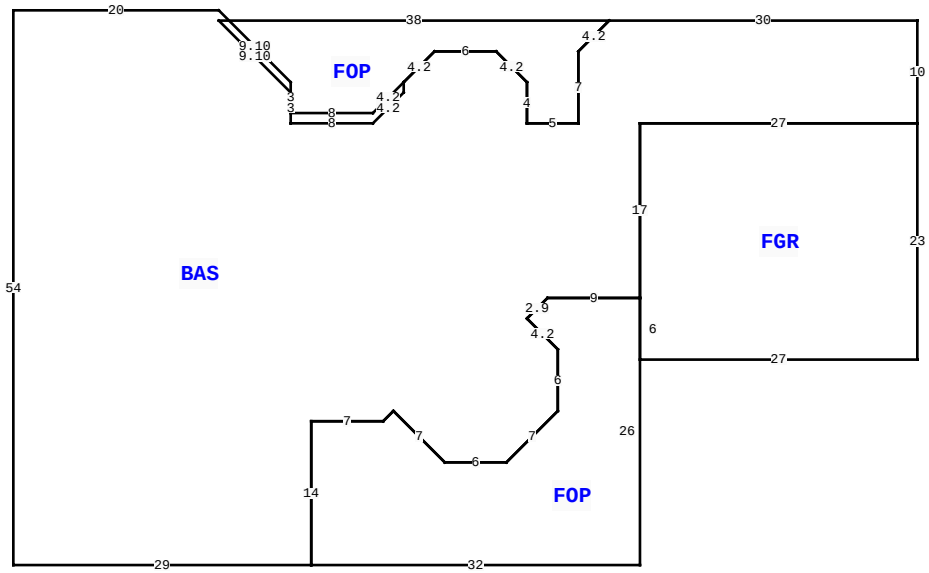
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,798	100		2,798	313,485
FGR	621	55		342	38,317
FOP	230	30		69	7,731
FOP	514	30		154	17,254
TOTALS	4,163			3,363	376,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,363	121.2500	133.38	448,557	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2798 HX Base Yr 2010



2759 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	576.00	UT	2.50	2.50	100	2009	2009	3	100	1,440	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0040	BARN,POLE	0	100	30	60	1,800.00	UT	2.50	2.50	100	2018	2018	3	100	4,500	
4	0040	BARN,POLE	0	100	24	60	1,440.00	UT	2.50	2.50	100	2018	2018	3	100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		376,788
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		98,215
TOTAL MARKET VALUE		397,379
SOH/AGL Deduction		160,272
ASSESSED VALUE		237,107
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,696
TOTAL JUST VALUE		485,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,979

PRMT:5:1: FERGUSON

PRMT:4:1: SAYE/TRACT 28

LAND:2:1: GRAZE LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27563	SFR	1,079	01/09/2009
16504	M H	125	01/18/2000
14136	M H	125	06/12/1998
10673	M H	125	01/24/1996
10584	M H	125	12/21/1995
6821	M H	60	02/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1044/2516	4/25/2005	WD	U	V	08	23,200
GRANTOR: DICKS						
GRANTEE: HUMPHREY						
1044/2517	4/22/2005	WD	Q	V		52,000
GRANTOR: HUMPHREY						
GRANTEE: LORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W38 D7 R7 S3 E8 R3 U3 N1 R3 U3 E6 D3 R3 S4 E5 N7 R3 U3 $ D3 L3 S7 W5 N4 L3 U3 W6 D3 L3 D3 L3 W8 N3 L7 U7 W20 S54 E29 FOP= E32 N26 W9 L2 D2 D3 R3 S6 L5 D5 W6 U5 L5 L1 D1 W7 S14 $ N14 E7 U1 R1 R5 D5 E6 U5 R5 N6 L3 U3 U2 R2 E9 FGR= S6 E27 N23 W27 S17$ N17 E27 N10$.

LAND DESCRIPTION

TOTAL OB/XF 10,140

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	6200	A	PASTURE 3	0		00	0.00	0.00	14.11	AC		1.00	1.00	1.00	280.00	280.00	3,951							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.11	AC		1.00	1.00	1.00	6,500.00	6,500.00	91,715							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 15.11 Total Land Value: 10,451 Market: 91,715 Agricultural: 3,951 Common: 6,500 PRINTED 11/17/2026 BY SYS