

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

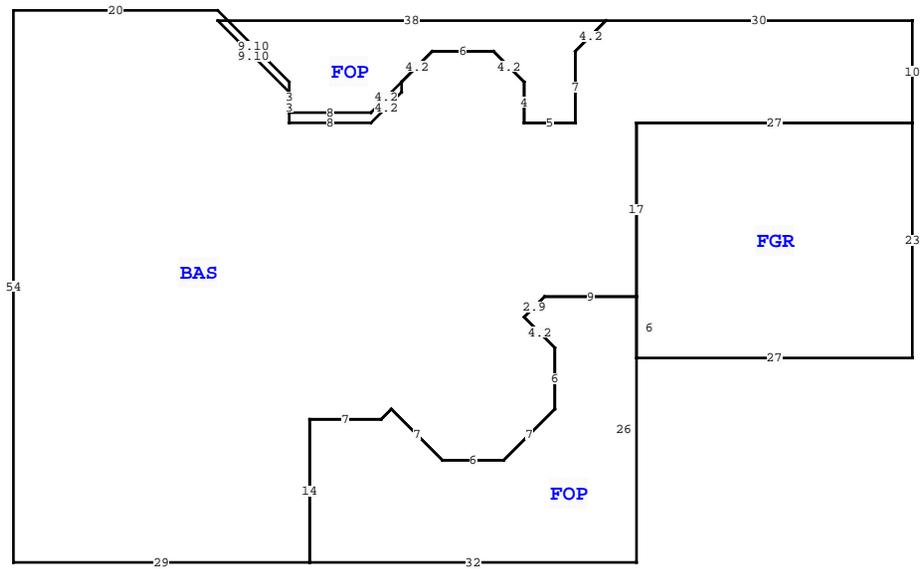
2026

13-2S-16-01603-000



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 Floor	12		HARDWOOD	80	
Interior Floor	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	319,173
FGR	621	55		342	39,013
FOP	230	30		69	7,871
FOP	514	30		154	17,567
TOTALS	4,163			3,363	383,624

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	135.80	456,695	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2010 Heated Area: 2798 HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	383,624		
TOTAL MARKET OB/XF VALUE	10,140		
TOTAL LAND VALUE - MARKET	83,105		
TOTAL MARKET VALUE	403,215		
SOH/AGL Deduction	172,899		
ASSESSED VALUE	230,316		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	178,905		
TOTAL JUST VALUE	476,869		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	481,436		

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						

EXTRA FEATURES																
L N	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	576.00	UT	2.50	2.50	100	2009	2009	3	100	1,440	
2	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0040	BARN, POLE	0	100	30	1,800.00	UT	2.50	2.50	100	2018	2018	3	100	4,500	
4	0040	BARN, POLE	0	100	24	1,440.00	UT	2.50	2.50	100	2018	2018	3	100	3,600	

BUILDING NOTES									
2759 NW LASSIE BLACK ST, WHITE SPRINGS									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/14/2025 MLU									

BUILDING DIMENSIONS									
BAS= W30 FOP= W38 D7 R7 S3 E8 R3 U3 N1 R3 U3 E6 D3 R3 S4 E5 N7 R3 U3 S \$ 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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5,500.00	5,500.00	5,500							
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	5,500.00	5,500.00	77,605							