COMM INTERS OF N R/W CR-246 & E
OF W1/2 OF SEC, RUN NW ALONG R/W
FT FOR POB, CONT W ALONG R/W 529

LINTON SCOTT ALAN
2833 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-101

BUILDING CHARACTERISTICS

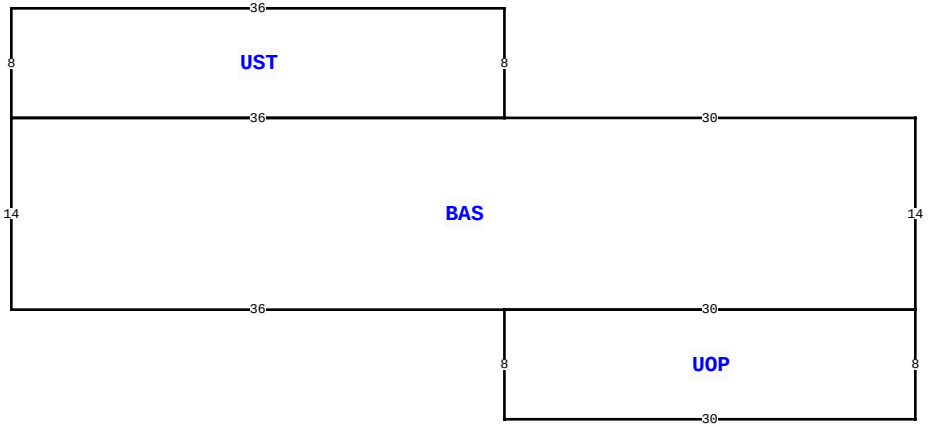
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur		N/A 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 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	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	47,364
UOP	240	25		60	3,076
UST	288	45		130	6,664
TOTALS	1,452			1,114	57,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,114	116.5000	93.20	103,825	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 924 HX Base Yr 2025



2833 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,104
TOTAL MARKET OB/XF VALUE	13,300
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	115,494
SOH/AGL Deduction	2,413
ASSESSED VALUE	113,081
TOTAL EXEMPTION VALUE	HX HB 13 113,081
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	115,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17630	M H	125	11/08/2000
15346	PUMP/UTPOL	30	04/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1836	3/15/2024	WD	Q	I	01	163,000
GRANTOR: STINTON CHARLES ANDRE						
GRANTEE: LINTON SCOTT ALAN						
1510/1832	2/28/2024	QC	U	I	11	100
GRANTOR: FERGUSON KAREN						
GRANTEE: STINTON CHARLES AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UST= N8 W36 S8 E36$ W36 S14 E36 UOP= S8E30 N8 W30$ E30 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,300

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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 03/21/2024 BY TP Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS