COMM INTERS OF N R/W OF SR-246
& E LINE OF W1/2 OF SEC, RUN
NW ALONG R/W 1037.72 FT FOR

BRACKIN CHARLIE/BRACKIN CONNIE
2683 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-106

BUILDING CHARACTERISTICS

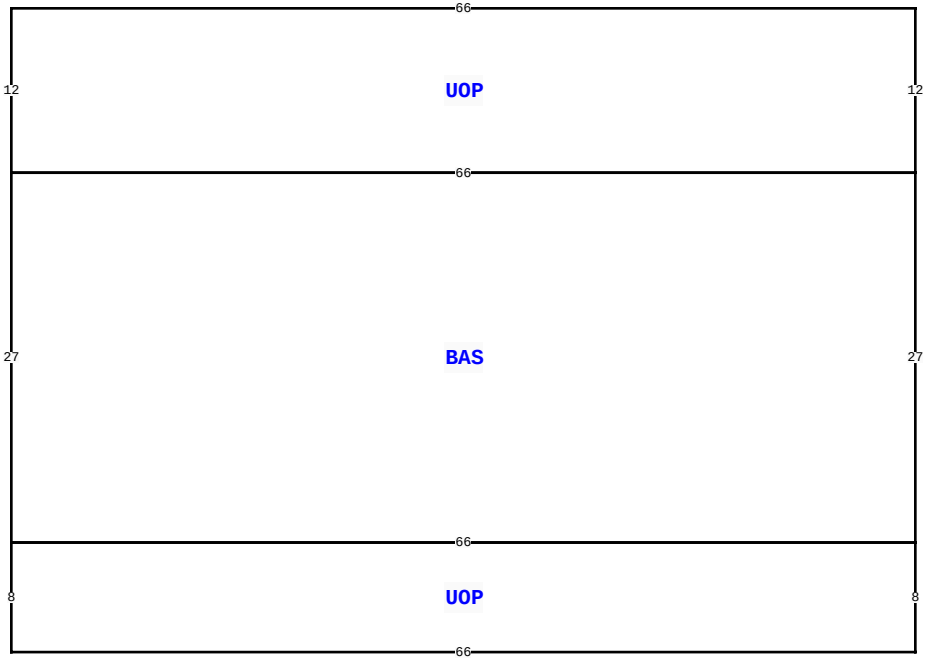
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	1,782	100		1,782	49,568
UOP	528	25		132	3,672
UOP	792	25		198	5,508
TOTALS	3,102			2,112	58,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,112	115.9000	69.54	146,868	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1782 HX Base Yr 1997



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

2683 NW LASSIE BLACK ST, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,747
TOTAL MARKET OB/XF VALUE	22,602
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	91,253
SOH/AGL Deduction	27,933
ASSESSED VALUE	63,320
TOTAL EXEMPTION VALUE	HX HB 38,320
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	143,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,749

BLDG:1:1: GLEN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20047	M H	125	10/17/2002
16567	M H	125	02/02/2000
13337	M H	125	11/21/1997
11571	M H	125	08/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/0443	6/25/1996	WD	U	V	35	33,000

GRANTOR: SCANNELL

GRANTEE: CHARLIE & CONNIE BR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 UOP= S8 E66 N8 W66$ E66 N27$ UOP= N12 W66 S12 E66$.

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	1,000.00	1,000.00	50	1997	1997	3	50	500	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	60	1997	1997	3	60	648	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	75	1993	1993	3	75	675	
4	0120	CLFENCE 4	0	100	0	0	216.00	UT	4.50	4.50	75	2003	2003	3	75	729	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	75	2003	2003	3	75	810	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 13,262

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0			0.00	0.00	6.80	AC		1.00	1.00	1.00	280.00	280.00	1,904							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	6.80	AC		1.00	1.00	1.00	8,000.00	8,000.00	54,400							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 7.80 Total Land Value: 9,904 Market: 54,400 Agricultural: 1,904 Common: 8,000 PRINTED 11/17/2026 BY SYS

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WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-106

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	13216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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XF DATE		LAND DATE	05/11/2026 MLU
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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0020	BARN,FR	0	100	24	26	624.00	UT	10.00	10.00	100	2013	2013	3	100	6,240	
12	0285	SALVAGE	0	100	0	26	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
13	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	600	
14	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	
15	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,340

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

REVIEW DATE 04/20/2023 BY kellen Total Acres: 7.80 Total Land Value: 9,904 Market: 54,400 Agricultural: 1,904 Common: 8,000 PRINTED 11/17/2026 BY SYS