COMM INTERS N R/W CR-246 & W LIN
SEC, RUN SE ALONG R/W 473.05 FT
RUN N 710.85 FT, E 574.25 FT, S

STONE CHERIE
P O BOX 1243
LAKE CITY, FL 32056

2026

13-2S-16-01603-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2217 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE		
XF DATE		LAND DATE	04/11/2025	MLU
INC DATE		AG DATE	07/28/2022	SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	65,065
TOTAL MARKET VALUE	14,203
SOH/AGL Deduction	199
ASSESSED VALUE	14,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,004
TOTAL JUST VALUE	76,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/1921	3/02/2023	WD	U	I	11	100

GRANTOR: HODGES MARY ELLEN

GRANTEE: HODGES MARY ELLEN

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
1	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	600.00	600.00	50	2008	2008	3	50	300	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	280.00	280.00	2,803							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,065							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 10.01 Total Land Value: 2,803 Market: 65,065 Agricultural: 2,803 Common: 0 PRINTED 03/25/2026 BY SYS