COMM INTERS OF N R/W CR-246 & W
SEC, RUN SE ALONG R/W 1083.89 FT
808.08 FT, E 512.22 FT, S 894.81

COLLIER JAN/SPIVEY JAMES LAMAR
2159 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-135

BUILDING CHARACTERISTICS

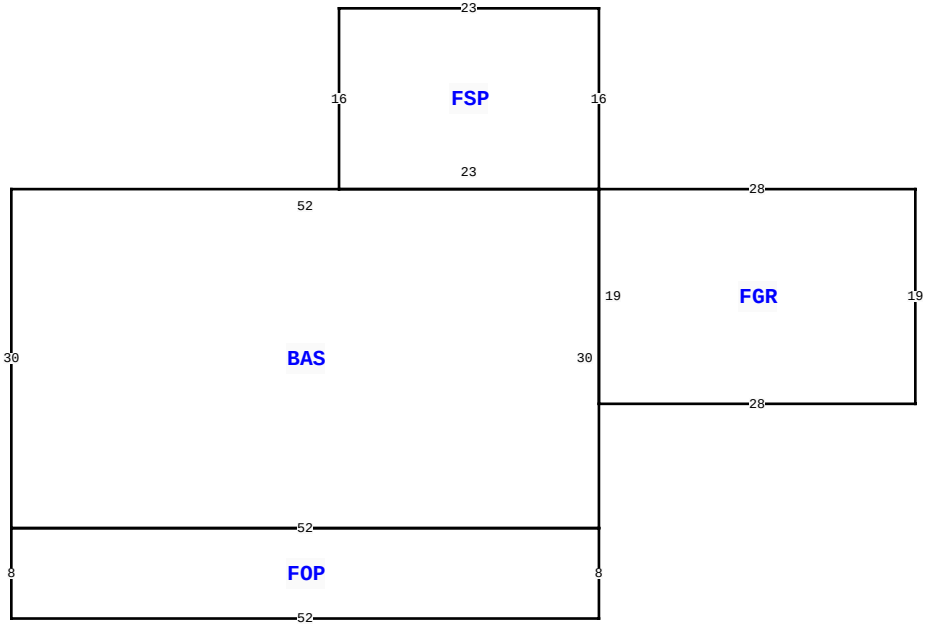
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,560	100		1,560	159,871
FGR	532	55		293	30,027
FOP	416	30		125	12,811
FSP	368	40		147	15,065
TOTALS	2,876			2,125	217,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	120.2850	144.34	306,722	1996	1996	0	0	0	29.00	71.00

1 EXCEPT SFR 100% - 2007 Heated Area: 1560 HX Base Yr 2007



2159 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0021	BARN,FR AE	0	100	27	40	1,080.00	UT	11.00	11.00	100	1996	1996	3	100	11,880	
2	0252	LEAN-TO W/	0	100	15	40	600.00	UT	2.50	2.50	100	1996	1996	3	100	1,500	
3	0252	LEAN-TO W/	0	100	31	40	1,240.00	UT	2.50	2.50	100	1996	1996	3	100	3,100	
4	0166	CONC,PAVMT	0	100	30	18	540.00	UT	2.00	2.00	100	1996	1996	3	100	1,080	
5	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1996	1996	3	100	720	
6	0166	CONC,PAVMT	0	100	8	40	320.00	UT	2.00	2.00	100	1996	1996	3	100	640	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
8	0130	CLFENCE 5	0	100	0	0	280.00	UT	7.50	7.50	100	2008	2008	3	100	2,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,773
TOTAL MARKET OB/XF VALUE		22,220
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		320,073
SOH/AGL Deduction		86,504
ASSESSED VALUE		233,569
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		177,158
TOTAL JUST VALUE		320,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043614	Roof Replacement	26,010	01/31/2022
9330	SFR	250	02/07/1995
7942	M H	50	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/862	8/04/2026	WD	Q	I	01	325,000
GRANTOR: ROTHROCK IRVIN A JR						
GRANTEE: COLLIER JAN						
1102/1786	11/17/2006	WD	Q	I		255,000
GRANTOR: JAMES & DEBORAH JENNI						
GRANTEE: IRVIN & SANDRA ROTH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W28 FSP= N16 W23 S16 E23 $ BAS= W52 S30 FOP= S8 E52N8 W52$ E52 N30 $ S19 E28 N19 $.

LAND DESCRIPTION

TOTAL OB/XF 22,220

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	10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/17/2026 BY SYS