COMM INTERS N R/W CR-246 & E
LINE OF W1/2 OF SEC, RUN NW
ALONG N R/W 678.19 FT FOR POB,

SAYE DANNY LAMAR/SAYE BARBARA
2591 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-141

BUILDING CHARACTERISTICS

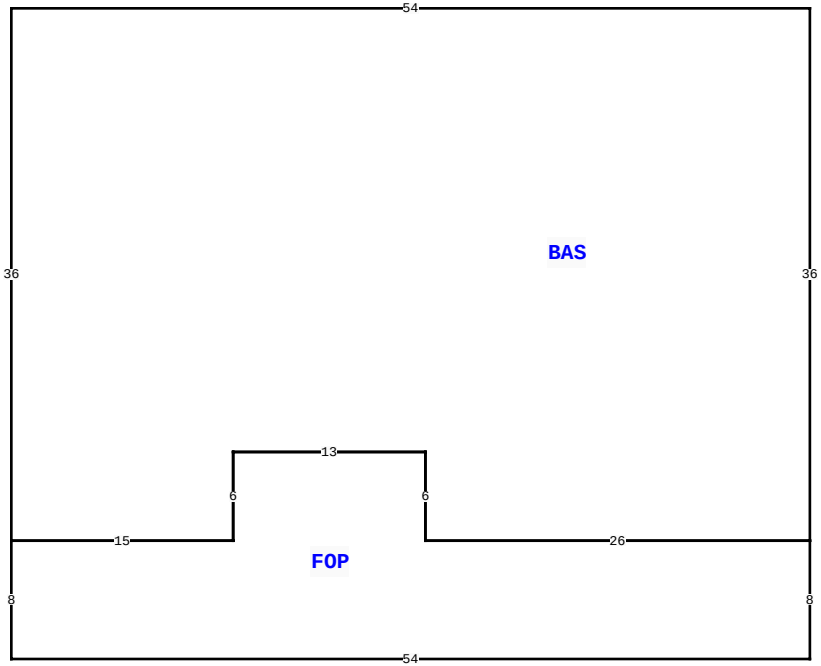
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,866	100		1,866	224,438
FOP	510	30		153	18,402
TOTALS	2,376			2,019	242,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	133.3500	146.68	296,147	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 1999 Heated Area: 1866 HX Base Yr 1999



2591 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/28/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,841
TOTAL MARKET OB/XF VALUE		6,448
TOTAL LAND VALUE - MARKET		96,005
TOTAL MARKET VALUE		259,645
SOH/AGL Deduction		71,350
ASSESSED VALUE		188,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,884
TOTAL JUST VALUE		345,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25669	SFR	563	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/0972	12/01/1998	WD	Q	V		25,000

GRANTOR: L DICKS

GRANTEE: SAYE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S36 FOP= S8 E54 N8 W26 N6 W13 S6 W15$ E15 N6 E13 S6 E26 N36$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	60	1998	1998	3	60	648	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	0040	BARN,POLE	0	100	25	40	1,000.00	UT	3.00	3.00	100	2007	2007	3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,448

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.77	AC		1.00	1.00	1.00	280.00	280.00	3,856							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	13.77	AC		1.00	1.00	1.00	6,500.00	6,500.00	89,505							

REVIEW DATE 05/16/2023 BY jerry Total Acres: 14.77 Total Land Value: 10,356 Market: 89,505 Agricultural: 3,856 Common: 6,500 PRINTED 11/17/2026 BY SYS