COMM INTERS OF N R/W OF SR 246
& E LINE OF W 1/2 OF SEC, NW
ALONG R/W 1396.14 FT, N 4DEG W

BRACKIN CHARLES W
2685 NW LASSIE BLACK STREET
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.00	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

2685 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,240
TOTAL LAND VALUE - MARKET	39,410
TOTAL MARKET VALUE	46,650
SOH/AGL Deduction	11,410
ASSESSED VALUE	35,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,240
TOTAL JUST VALUE	46,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1001/1464	10/08/2003	WD	Q	V	01	100

GRANTOR: BRACKIN
GRANTEE: BRACKIN

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	0	36	36	1,296.00	UT	2.50	2.50	100	2013	2013	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.63	AC		1.00	1.00	1.00	7,000.00	7,000.00	39,410							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 5.63 Total Land Value: 39,410 Market: 0 Agricultural: 0 Common: 39,410 PRINTED 03/25/2026 BY SYS