

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,240 TOTAL LAND VALUE - MARKET 50,670 TOTAL MARKET VALUE 57,910 SOH/AGL Deduction 22,670 ASSESSED VALUE 35,240 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,240 TOTAL JUST VALUE 57,910 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 46,650																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1001/1464</td> <td>10/08/2003</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: BRACKIN GRANTEE: BRACKIN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1001/1464	10/08/2003	WD	Q	V	01	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1001/1464	10/08/2003	WD	Q	V	01	100																																					
																				BUILDING NOTES 																							
																				BUILDING DIMENSIONS 																							
EXTRA FEATURES 2685 NW LASSIE BLACK ST, WHITE SPRINGS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/11/2026 MLU																							
L N	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																											
										TOTAL OB/XF 7,240																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9,000.00	9,000.00	50,670																										
REVIEW DATE 04/20/2023 BY kellen Total Acres: 5.63 Total Land Value: 50,670 Market: 0 Agricultural: 0 Common: 50,670 PRINTED 06/10/2026 BY SYS																																											