COMM INTERS OF N R/W OF SR-246 &
OF SEC, NW ALONG R/W 1037.72 FT
328.42 FT, N 427.20 FT, E 366.22

PIPPINS RANDY R/PIPPINS RUBY M
2681 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-145

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 03

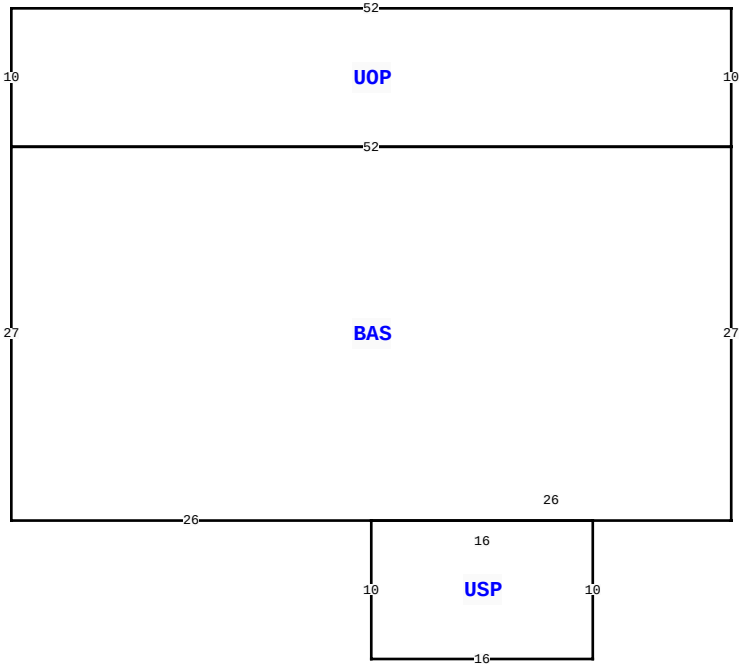
NEIGHBORHOOD/LOC 13216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	85,583
UOP	520	25		130	7,924
USP	160	35		56	3,413
TOTALS	2,084			1,590	96,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,590	117.9000	110.83	176,220	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1404 HX Base Yr 2011



2681 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	100.00	100.00	40	2013	2013	3	40	40	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	200.00	UT	5.50	5.50	40	2010	2010	3	40	440	
6	0070	CARPORT UF	0	100	25	42	1,050.00	UT	1.50	1.50	100	2018	2018	3	100	1,575	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,921
TOTAL MARKET OB/XF VALUE	11,155
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	144,796
SOH/AGL Deduction	61,132
ASSESSED VALUE	83,664
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	32,253
TOTAL JUST VALUE	144,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/446	6/25/2021	WD	U	V	11	100
GRANTOR: BRACKIN CHARLIE						
GRANTEE: PIPPINS RANDY						
1198/2526	7/27/2010	WD	Q	I	01	21,000
GRANTOR: CHARLES E & CONNIE L						
GRANTEE: RANDY R & RUBY M PI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 UOP= N10 W52 S10 E52$ W52 S27 E26 USP= S10 E16 N10 W16$ E26$.

LAND DESCRIPTION

TOTAL OB/XF 11,155

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	0200	C	MBL HM	100		00	0.00	0.00	3.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	33,750							
2	0000	C	VAC RES	0			0.00	0.00	0.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	2,970							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 4.08 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 06/10/2026 BY SYS