

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

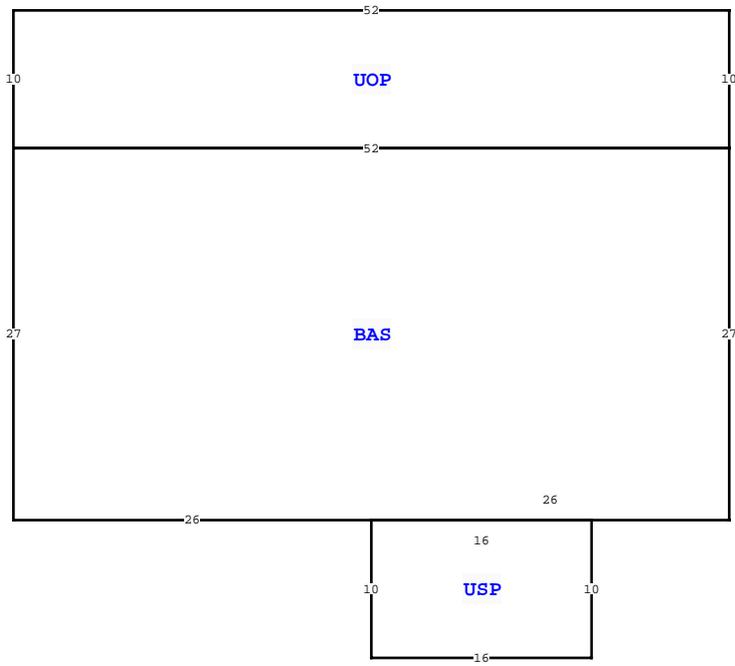
PIPPINS RANDY R/PIPPINS RUBY M
2681 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-145
13-2S-16-01603-145

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural Units	01	CONV	100
		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
BAS	1,404	100	
UOP	520	25	
USP	160	35	
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												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			96,921
TOTAL MARKET OB/XF VALUE			11,155
TOTAL LAND VALUE - MARKET			28,560
TOTAL MARKET VALUE			136,636
SOH/AGL Deduction			53,203
ASSESSED VALUE			83,433
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			32,022
TOTAL JUST VALUE			136,636
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	100.00	100.00	40	2013
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	
5	0120	CLFENCE 4	0	100	0	0	200.00	UT	5.50	5.50	40	2010
6	0070	CARPORT UF	0	100	25	42	1,050.00	UT	1.50	1.50	100	2018
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2023

TOTAL OB/XF												
11,155												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		00	0.00	0.00	3.75	AC		1.00
2	0000	C	VAC RES	0			0.00	0.00	0.33	AC		1.00

BUILDING NOTES												

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

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		00	0.00	0.00	3.75	AC		1.00
2	0000	C	VAC RES	0			0.00	0.00	0.33	AC		1.00