COMM NE COR OF SEC, RUN S
1326.93 FT, W 28.71 FT TO W
R/W CO GRADED RD, S 995.36 FT

MOORE JESTEN
2953 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

14-2S-16-01608-002

BUILDING CHARACTERISTICS

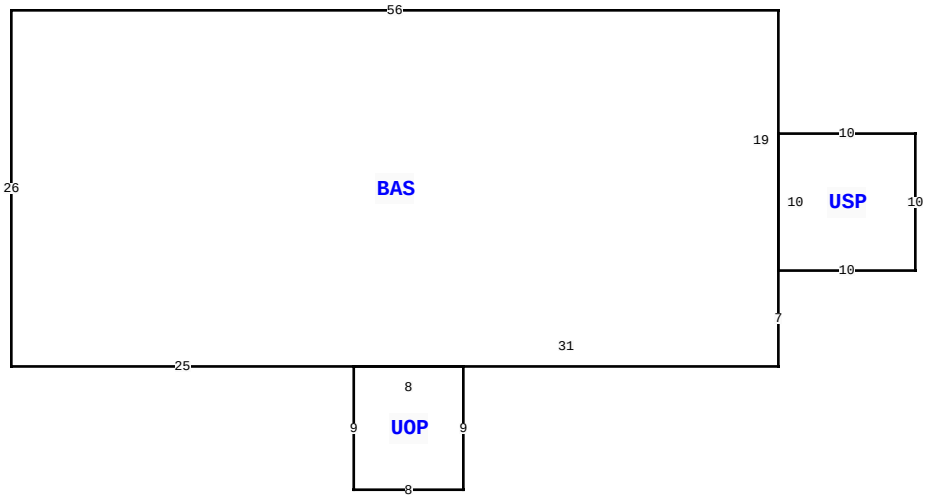
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	28,351
UOP	72	25		18	350
USP	100	35		35	682
TOTALS	1,628			1,509	29,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,509	81.1395	48.68	73,458	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1456 HX Base Yr 2019



2953 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,383
TOTAL MARKET OB/XF VALUE	15,500
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	89,973
SOH/AGL Deduction	40,544
ASSESSED VALUE	49,429
TOTAL EXEMPTION VALUE	HX HB SX 49,429
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	89,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,973

SALE:2:1: 5.01 ACRES
SALE:1:1: 5.01 ACRES
XFOB:1:1: STON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0686	8/18/2009	QC	U	I	11	100
GRANTOR: GETA A WINNS						
GRANTEE: JESTEN MOORE (GETA						
0754/1793	12/01/1991	WD	Q	V		15,000
GRANTOR: SUZANNE MASON						
GRANTEE: GETA ALBERT WINNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S26 E25 E31 N7 N19 $
USP=[ORIG=0,19] E10 N10 W10 S10 $
UOP=[ORIG=-31,26] S9 E8 N9 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS