COMM NE COR OF SEC, RUN S 1326.9
SE COR OF NE1/4 OF NE1/4, RUN W
TO W R/W OF A 60-FOOT CO RD, S A

PINORSKY RICHARD J
3083 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

14-2S-16-01608-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 03

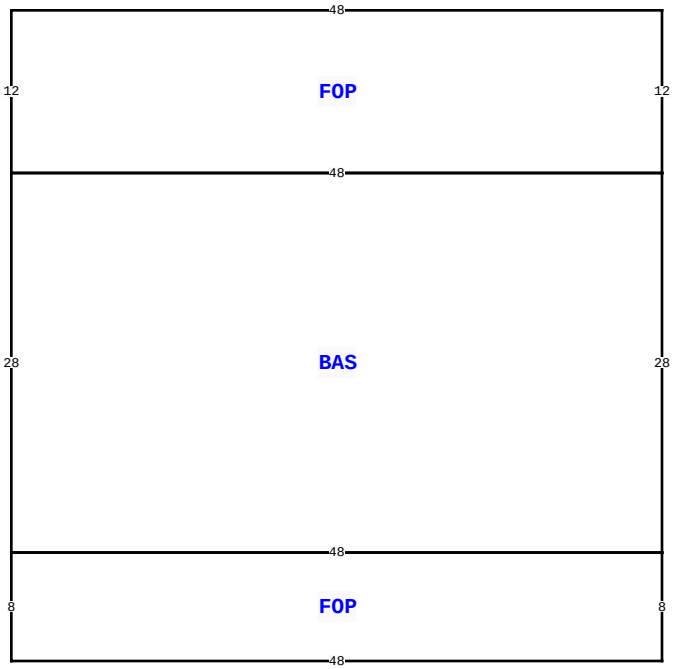
NEIGHBORHOOD/LOC 14216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	137,190
FOP	384	30		115	11,738
FOP	576	30		173	17,659
TOTALS	2,304			1,632	166,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,632	127.1160	139.83	228,203	1998	1998	0	0	0	27.00	73.00

2 SINGLE FAM 100% - 2019 Heated Area: 1344 HX Base Yr 2019



3083 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 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	1995	1995	3	100	2,500	
2	0166	CONC,PAVMT	0	100	12	18	216.00	UT	2.00	2.00	100	1998	1998	3	100	432	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,588
TOTAL MARKET OB/XF VALUE		6,132
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		190,963
SOH/AGL Deduction		49,381
ASSESSED VALUE		141,582
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		85,171
TOTAL JUST VALUE		252,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12886	SFR	220	08/12/1997
10867	PUMP/UTPOL	30	03/08/1996
7450	M H	60	08/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/2130	1/07/1998	WD	Q	I	01	0
GRANTOR: RICHARD & PATRICIA PI						
GRANTEE: JAMES M & CATHERINE						
0768/2407	12/28/1992	WD	Q	V		21,000
GRANTOR: LENVIL DICKS						
GRANTEE: RICHARD PINORSKY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W48 S12 E48$ BAS= W48 S28 FOP= S8 E48 N8 W48$ E48 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,132

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	280.00	280.00	2,243							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,080							
4	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 10.01 Total Land Value: 18,243 Market: 64,080 Agricultural: 2,243 Common: 16,000 PRINTED 11/17/2026 BY SYS