COMM NW COR OF SE1/4 OF NE1/4, R
473.11 FT, S 532.31 FT, E 85.26
CENTER OF CREEK, RUN S'LY ALONG

PINORSKY RICHARD J/PINORSKY CATHERINE L
3085 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

14-2S-16-01608-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 03

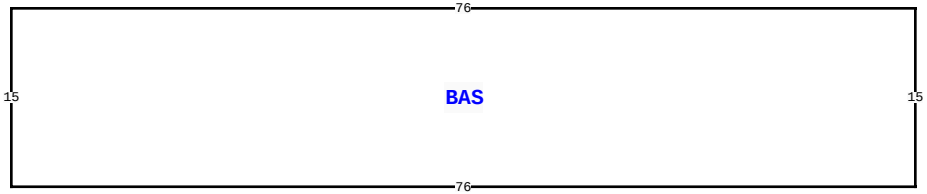
NEIGHBORHOOD/LOC 14216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	65,835
TOTALS	1,140			1,140	65,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	112.9000	105.00	119,700	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1140 HX Base Yr 2010



3085 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,835
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		85,563
SOH/AGL Deduction		35,540
ASSESSED VALUE		50,023
TOTAL EXEMPTION VALUE	HX HB	25,023
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		158,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26656	M H	586	01/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0035	12/18/2009	WD	U	I	11	100
GRANTOR: RICHARD J PINORSKY						
GRANTEE: RICHARD J & CATHERI						
0923/1387	3/28/2001	WD	Q	V	01	100
GRANTOR: CATHERINE PINORSKY						
GRANTEE: RICHARD & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	445.00	445.00	4,628							
3	9910	M	MKT.VAL.AG	100		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	7,500.00	7,500.00	78,000							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 11.40 Total Land Value: 12,128 Market: 78,000 Agricultural: 4,628 Common: 7,500 PRINTED 11/17/2026 BY SYS