

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

2026

14-2S-16-01608-115



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		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
BAS	1,140	100	
TOTALS	1,140		66,543

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2010								
Heated Area: 1140						HX Base Yr 2010					
3085 NW LASSIE BLACK ST, WHITE SPRINGS											
BLD DATE		LGL DATE		05/12/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			66,543
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			85,500
TOTAL MARKET VALUE			86,271
SOH/AGL Deduction			37,570
ASSESSED VALUE			48,701
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			23,701
TOTAL JUST VALUE			159,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,173

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\$.	

L N	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	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,600																

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	% 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							