COMM AT THE SE COR OF SEC RUN N FT TO THE SE COR OF N1/2 OF THE SEC, RUN W 5.07 FT TO POB. CONT

THOMAS HERBERT & LAWANDA TRUST DATED SEPTEMBER 18,
P O BX 1884
LAKE CITY, FL 32056-1884

2027

14-2S-16-01609-002

BUILDING CHARACTERISTICS

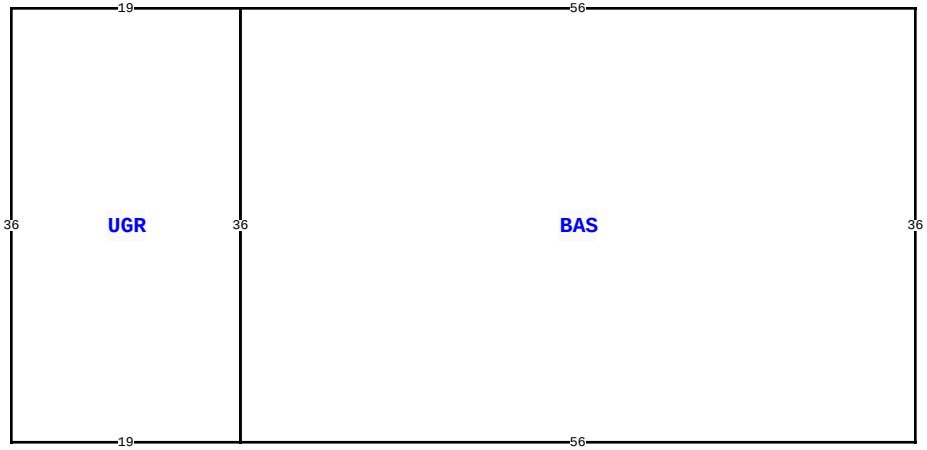
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,016	100		2,016	147,813
UGR	684	45		308	22,583
TOTALS	2,700			2,324	170,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	88.8714	97.76	227,194	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2014 Heated Area: 2016 HX Base Yr 2014



2934 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	09/12/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,396
TOTAL MARKET OB/XF VALUE		12,500
TOTAL LAND VALUE - MARKET		199,200
TOTAL MARKET VALUE		200,877
SOH/AGL Deduction		54,350
ASSESSED VALUE		146,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,116
TOTAL JUST VALUE		382,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,198

XFOB:3:1: OLD MH USED FOR STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30749	SFR	262	01/29/2013
30653	REMODEL	195	12/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1478	10/16/2014	WD	U	I	30	0
GRANTOR: HERBERT & LAWANDA THO						
GRANTEE: HERBERT & LAWANDA T						
1267/0343	12/19/2013	LE	U	I	30	0
GRANTOR: HERBERT & LAWANDA THO						
GRANTEE: SHANDA R HOFFMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 UGR= W19 S36 E19 N36$ S36 E56 N36$.

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	0040	BARN,POLE	0	0	24	150	3,600.00	UT	2.50	2.50	50	1993	1993	3	50	4,500	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	29.80	AC		1.00	1.00	1.00	445.00	445.00	13,261							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	40.00	40.00	720							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.80	AC		1.00	1.00	1.00	4,000.00	4,000.00	195,200							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 48.80 Total Land Value: 17,981 Market: 195,200 Agricultural: 13,981 Common: 4,000 PRINTED 11/17/2026 BY SYS