SE1/4 OF NW1/4.

LE 605-84, 815-2138, DC 1197-251

CHRISTIE RALPH S/CHRISTIE JERRIS D
3561 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

14-2S-16-01610-000

BUILDING CHARACTERISTICS

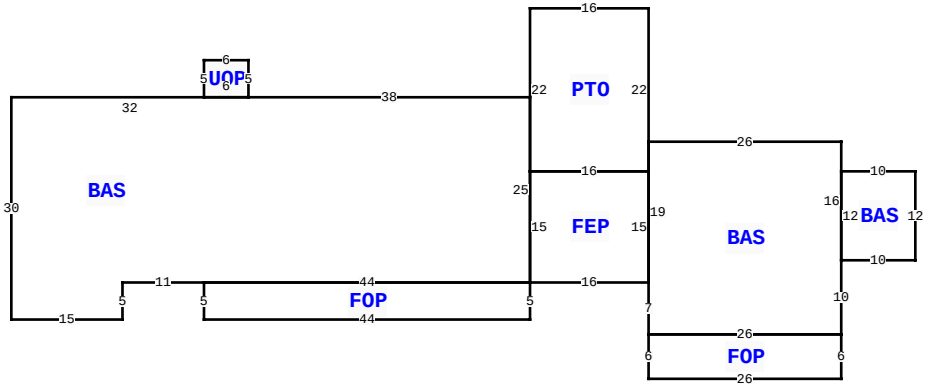
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	120	100		120	9,006
BAS	676	100		676	50,738
BAS	1,825	100		1,825	136,976
FEP	240	80		192	14,411
FOP	156	30		47	3,528
FOP	220	30		66	4,954
PTO	352	5		18	1,351
UOP	30	20		6	450
TOTALS	3,619			2,950	221,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,950	104.9750	115.47	340,636	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2621 HX Base Yr



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

3561 NW LASSIE BLACK ST, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,413
TOTAL MARKET OB/XF VALUE	9,360
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	246,503
SOH/AGL Deduction	0
ASSESSED VALUE	246,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,503
TOTAL JUST VALUE	390,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24941	ADDN SFR	280	09/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/1044	1/04/2013	WD	U	I	11	100
GRANTOR: RAKPH STEPHEN CHRISTI						
GRANTEE: RALPH STEPHEN CHRIS						
0815/2138	12/18/1995	WD	Q	I	01	100
GRANTOR: PAUL FRANKLIN CHRISTI						
GRANTEE: RALPH STEPHEN CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N5 W6 S5 E6$ W32 S30 E15 N5 E11 FOP= S5 E44 N5 W44$ E44 FEP= E16 BAS= S7 FOP= S6 E26 N6 W26$ E26 N10 BAS= E10 N12 W10 S12$ N16 W26 S19$ N15 PTO= N22 W16 S22 E16$ W16 S15$ N25$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	720.00	UT	3.00	3.00	100	2007	2007	3	100	2,160	
3	0296	SHED METAL	0	0	10	20	200.00	UT	12.00	12.00	100	2007	2007	3	100	2,400	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 9,360

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5200	A	CROPLAND 2	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	6200	A	PASTURE 3	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	280.00	280.00	8,400							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	156,000							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 40.00 Total Land Value: 15,730 Market: 156,000 Agricultural: 11,730 Common: 4,000 PRINTED 11/17/2026 BY SYS