COMM SE COR OF NE1/4 OF SW1/4
FOR POB, N 1302.42 FT TO S
R/W OF SR S-246, E ALONG R/W

WILLIS BONNY B TRUSTEE OF THE
BONNY B WILLIS REVOCABLE TRUST, 4592 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

15-2S-16-01612-002

BUILDING CHARACTERISTICS

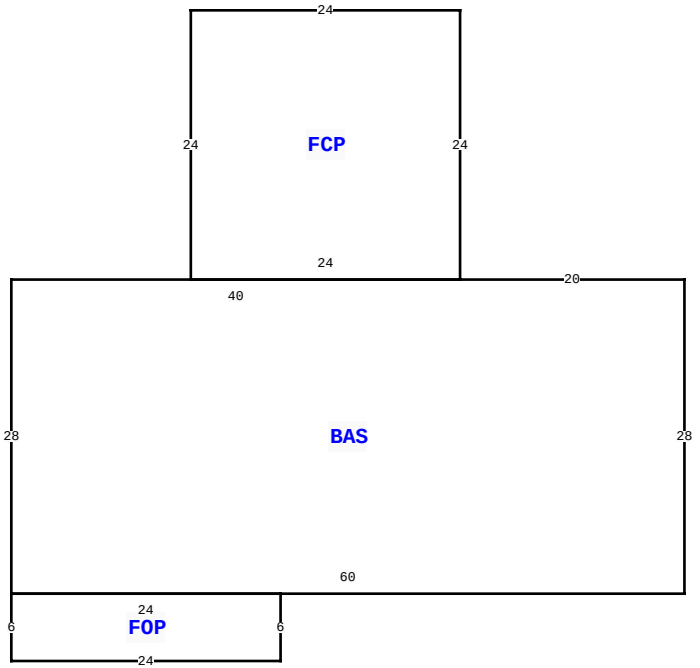
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	133,410
FCP	576	25		144	11,435
FOP	144	30		43	3,414
TOTALS	2,400			1,867	148,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	111.0650	122.17	228,091	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1680 HX Base Yr 2019



4592 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,259
TOTAL MARKET OB/XF VALUE		36,328
TOTAL LAND VALUE - MARKET		87,175
TOTAL MARKET VALUE		194,260
SOH/AGL Deduction		52,636
ASSESSED VALUE		141,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,213
TOTAL JUST VALUE		271,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051086	Generator	0	10/15/2024
37243	PUMP/UTPOL	50	09/21/2018
20842	POOL	115	07/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1291	9/15/2017	WD	U	I	11	100
GRANTOR: BONNY BELLE WILLIS						
GRANTEE: BONNY B WILLIS TRUS						
1344/1289	9/15/2017	TR	U	I	11	100
GRANTOR: BONNY BELLE WILLIS TR						
GRANTEE: BONNY BELLE WILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FCP= N24 W24 S24 E24$ W40 S28 FOP= S6 E24 N6 W24$ E60N28$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	70	1993	1993	3	70	1,512	
3	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	70	1993	1993	3	70	336	
4	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	70	1993	1993	3	70	336	
5	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2003	2003	3	40	12,544	
6	0282	POOL ENCL	0	100	28	50	1,400.00	UT	15.00	15.00	100	2003	2003	3	40	8,400	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF 36,328

LAND DESCRIPTION

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5600	A	TIMBER 3	0			0.00	0.00	14.85	AC		1.00	1.00	1.00	281.00	281.00	4,173							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.85	AC		1.00	1.00	1.00	5,500.00	5,500.00	81,675							

REVIEW DATE 03/06/2026 BY robin Total Acres: 15.85 Total Land Value: 9,673 Market: 81,675 Agricultural: 4,173 Common: 5,500 PRINTED 11/17/2026 BY SYS