

COMM SW COR OF NW1/4 OF SW1/4,  
 RUN N 614.33 FT, E 691.61 FT  
 FOR POB, CONT E 315.22 FT, N

ROBINSON FREDERICK J  
 4804 NW LASSIE BLACK  
 WHITE SPRINGS, FL 32096

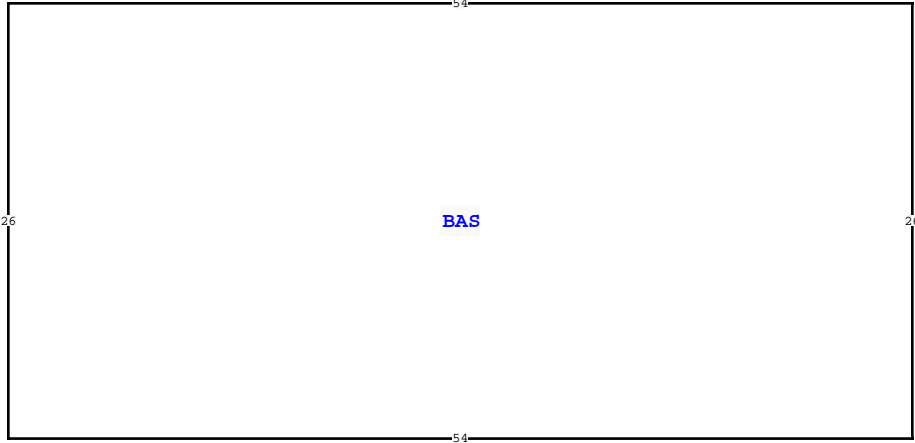
2026

15-2S-16-01615-003



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 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	0200	MOBILE HOME			
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	1,404	100		1,404	81,954
TOTALS	1,404			1,404	81,954

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%	- 2016	Heated Area: 1404					HX Base Yr	2016



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			81,954
TOTAL MARKET OB/XF VALUE			9,600
TOTAL LAND VALUE - MARKET			45,090
TOTAL MARKET VALUE			136,644
SOH/AGL Deduction			76,333
ASSESSED VALUE			60,311
TOTAL EXEMPTION VALUE	HX HB		35,311
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			136,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042804	Roof Replacement	8,000	09/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/2740	2/25/2015	WD	U	I	34	19,500
GRANTOR: SUZANNE DAVIS F/K/A S						
GRANTEE: FREDERICK J ROBINSON						
0897/0952	1/04/2000	WD	Q	V	01	10,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: SUZANNE ADAMS (ONE)						

EXTRA FEATURES																									
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	0060	CARPORT F	0	100	18	20			360.00	UT	2.50				2.50	100	2018	2018	3	100	900				
2	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00				1,200.00	100	2008	2008	3	100	1,200				
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000.00	100			3	100	7,000				
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				0.00	100	2018	2018	3	100	500				
TOTALS															9,600										

BLD DATE		LGL DATE	
XF DATE	AG DATE	LAND DATE	MLU
		05/11/2026	MLU

BUILDING NOTES	
4804 NW LASSIE BLACK ST, WHITE SPRINGS	

BUILDING DIMENSIONS	
BAS= W54 S26 E54 N26\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							