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

2027

15-2S-16-01615-003

BUILDING CHARACTERISTICS

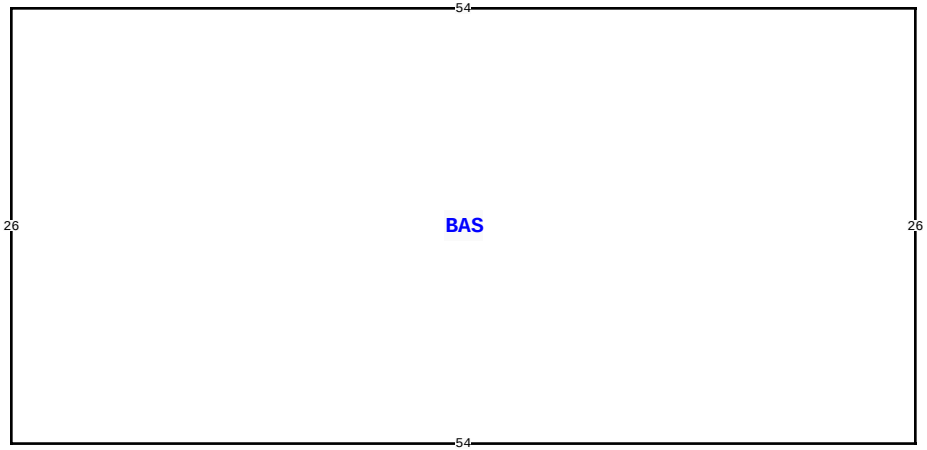
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	81,081
TOTALS	1,404			1,404	81,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	112.9000	105.00	147,420	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1404 HX Base Yr 2016



4804 NW LASSIE BLACK ST, WHITE SPRINGS

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

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,081
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		135,771
SOH/AGL Deduction		73,651
ASSESSED VALUE		62,120
TOTAL EXEMPTION VALUE	HX HB	37,120
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,644

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 ROBINSO						
0897/0952	1/04/2000	WD	Q	V	01	10,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: SUZANNE ADAMS (ONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S26 E54 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	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							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS