

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		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
05	05				
0200	MOBILE HOME				
			03		
		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
0201	02	1,404	112.9000	106.13	149,007	2000	2000	0	0	45.00	55.00
1 MANUF 1			100% - 2016			Heated Area: 1404			HX Base Yr 2016		

BAS

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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		35,070	
TOTAL MARKET VALUE		126,624	
SOH/AGL Deduction		66,313	
ASSESSED VALUE		60,311	
TOTAL EXEMPTION VALUE		35,311	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		126,624	
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	900
2	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00				1,200	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000	
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				0.00	500

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES	
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	7,000.00	7,000.00	35,070							