

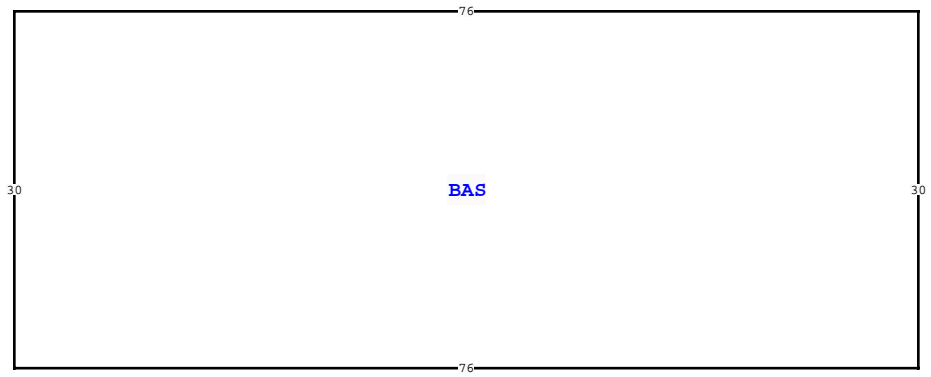
COMM SW COR OF NW1/4 OF SW1/4, R  
TO POB, RUN E 370.89 FT, N 654.6  
SR-246, SW'LY ALONG ARC OF CURVE

BLANKENBAKER DEBORAH L  
4914 NW LASSIE BLACK ST  
WHITE SPRINGS, FL 32096-7514

**2026**

15-2S-16-01615-005  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	2,280	100	
TOTALS	2,280		233,456

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100% - 2022		251,028	2021	2021	0	0	7.00	93.00
				Heated Area: 2280			HX Base Yr 2022				
											
BLD DATE		LGL DATE								05/11/2026	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			233,456
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			45,090
TOTAL MARKET VALUE			288,346
SOH/AGL Deduction			68,814
ASSESSED VALUE			219,532
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			118,121
TOTAL JUST VALUE			288,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042198	Mobile Home		06/22/2021
000042037	Mobile Home		05/28/2021
000041484	Electrical Servic	0	03/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1910	12/18/2020	WD	Q	V	01	35,000
GRANTOR: COLLINS WENDY K						
GRANTEE: BLANKENBAKER TERRAC						
1410/1130	4/14/2020	WD	U	V	30	100
GRANTOR: AARON WILLIAM KIRBY J						
GRANTEE: WENDY K COLLINS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	100	2021
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2021
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2023
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	100	2025
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	2025

TOTAL OB/XF											
9,800											
4914 NW LASSIE BLACK ST, WHITE SPRINGS											

BUILDING NOTES											
BAS=[ORIG=25,32] E76 S30 W76 N30 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=25,32] E76 S30 W76 N30 \$											

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							