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

2027

15-2S-16-01615-005

BUILDING CHARACTERISTICS

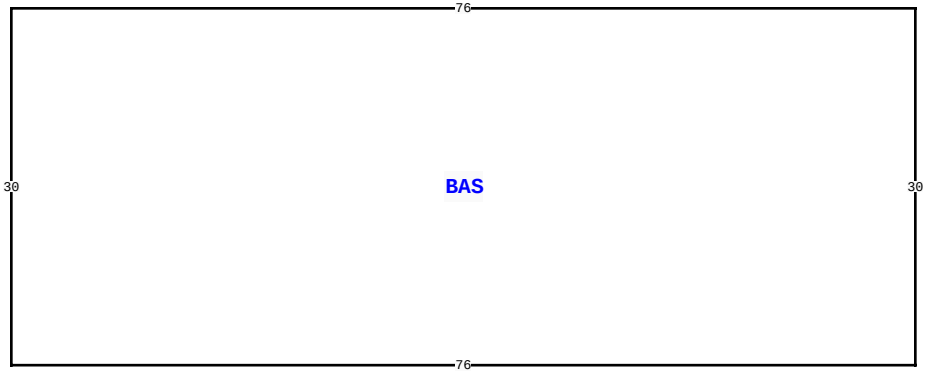
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	231,039
TOTALS	2,280			2,280	231,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.5000	108.96	248,429	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022 Heated Area: 2280 HX Base Yr 2022



4914 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	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2021	2021		100	1,400	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	231,039
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	285,929
SOH/AGL Deduction	59,811
ASSESSED VALUE	226,118
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	124,707
TOTAL JUST VALUE	285,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,346

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=25,32] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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			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