

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		2,280 238,248

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		256,181	2021	2021	0	0	7.00	93.00	
				Heated Area: 2280				HX Base Yr 2022				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		238,248	
TOTAL MARKET OB/XF VALUE		9,800	
TOTAL LAND VALUE - MARKET		35,070	
TOTAL MARKET VALUE		283,118	
SOH/AGL Deduction		63,586	
ASSESSED VALUE		219,532	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		118,121	
TOTAL JUST VALUE		283,118	
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	100	2021	2021		100	1,400	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2023	2022		100	1,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	100	2025	2024		100	400	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	2025	2024		100	4,000	

TOTAL OB/XF													9,800
4914 NW LASSIE BLACK ST, WHITE SPRINGS													
BLD DATE		LGL DATE		04/15/2025		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES												

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	7,000.00	7,000.00	35,070								