COMM AT NE COR OF NW1/4 OF NE
1/4 OF SEC, RUN S 2159.31 FT
TO POB, W 471.83 FT, S 464 FT

SCHREIBER BRIAN P/SCHREIBER KATHERINE L
4267 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

15-2S-16-01618-001

BUILDING CHARACTERISTICS

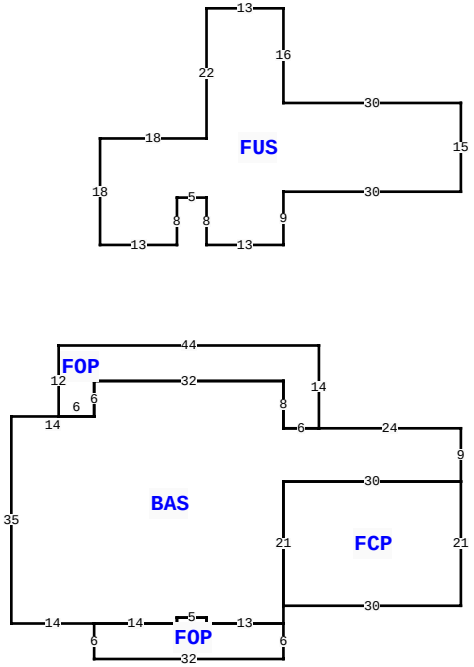
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,067	100		2,067	222,309
FCP	630	25		158	16,993
FOP	197	30		59	6,346
FOP	348	30		104	11,185
FUS	1,254	100		1,254	134,870
TOTALS	4,496			3,642	391,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,642	118.5534	132.78	483,585	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 3321 HX Base Yr 2007



4267 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0040	BARN,POLE	0	100	24	36	864.00	UT	3.00	3.00	100	2006	2006	3	100	2,592	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,704
TOTAL MARKET OB/XF VALUE		6,592
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		409,085
SOH/AGL Deduction		134,415
ASSESSED VALUE		274,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,259
TOTAL JUST VALUE		443,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,202

LAND:2:1: 5/25/06 THIS PRCL JOINS 01618-000 AG JS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24413	SFR	584	04/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/1889	8/09/2005	WD	U	V	08	15,100

GRANTOR: SUWANNEE INVESTMENT C

GRANTEE: BRIAN P & KATHERINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N14 W44 S12 E6 N6 E32 S8 E6$ W6 N8 W32 S6 W14 S35 E14 FOP= S6 E32 N6 W13 N1 W5 S1 W14$ E14 N1 E5 S1 E13 N3 FCP= E30 N21 W30 S21$ N21 E30 N9$ PTR= N40 FUS= N15 W30 N16 W13 S22 W18 S18 E13 N8 E5 S8 E13 N9 E30$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 6,592

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	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0			0.00	0.00	4.02	AC		1.00	1.00	1.00	445.00	445.00	1,789							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,090							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.02 Total Land Value: 10,789 Market: 36,090 Agricultural: 1,789 Common: 9,000 PRINTED 06/22/2026 BY SYS