E 1/2 OF NE 1/4 OF NW 1/4 OF SW OF SE 1/4 OF SW 1/4 OF NW 1/4, L 246(LASSIE BLACK RD).

CHASTEEN THOMAS LEE/CHASTEEN KATHLEEN MENTA
618 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

17-2S-17-04717-002

BUILDING CHARACTERISTICS

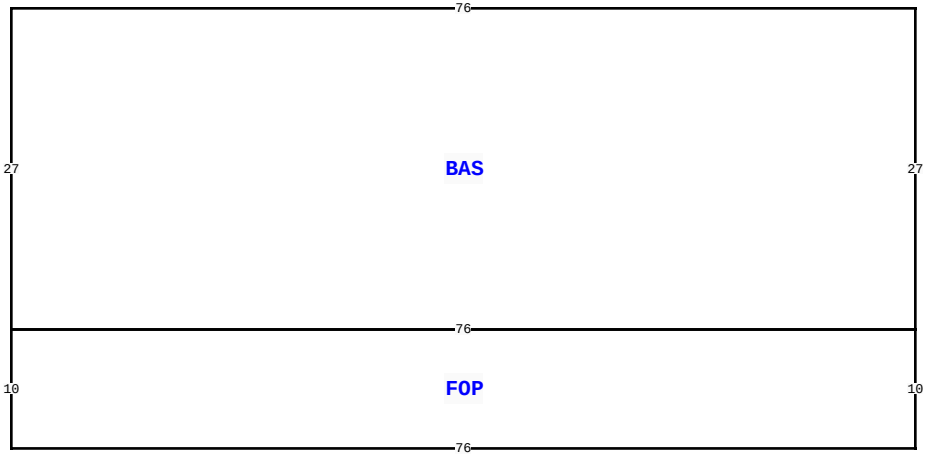
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	146,251
FOP	760	35		266	18,959
TOTALS	2,812			2,318	165,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,318	117.9000	109.65	254,169	1994	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023



618 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,210
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		219,560
SOH/AGL Deduction		134,634
ASSESSED VALUE		84,926
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		28,515
TOTAL JUST VALUE		219,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22169	M H	285	08/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2507	6/08/2022	WD	Q	I	04	210,000
GRANTOR: PRIEST THOMAS						
GRANTEE: CHASTEEN THOMAS LEE						
1437/741	5/04/2021	WD	Q	I	01	124,900
GRANTOR: CROWDER BLAIDE						
GRANTEE: PRIEST THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
FOP=[ORIG=-76,27] S10 E76 N10 W76 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,550

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	5.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	46,800							

REVIEW DATE 12/15/2022 BY ME Total Acres: 5.20 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 11/17/2026 BY SYS