

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

2026

17-2S-17-04717-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	2,052	100	
FOP	760	35	
TOTALS	2,812		

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	110.83	256,904	1994	2010		0	0	35.00	65.00
1 MANUF 1			100% - 2023	Heated Area: 2052				HX Base Yr 2023				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>27</p> <p>BAS</p> <p>76</p> <p>10</p> <p>FOP</p> <p>76</p> </div>												
618 NW LASSIE BLACK ST, WHITE SPRINGS												
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			166,988
TOTAL MARKET OB/XF VALUE			7,550
TOTAL LAND VALUE - MARKET			46,800
TOTAL MARKET VALUE			221,338
SOH/AGL Deduction			138,886
ASSESSED VALUE			82,452
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			26,041
TOTAL JUST VALUE			221,338
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,645

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						

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
1	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2010	2010
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2010	2010
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		

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