SW1/4 OF NW1/4 LYING N OF
SR-246 R/W. ORB 797-736 POA
RUSSELL BLAIR, DEED TO TRUST

BLAIR RUSSELL
749 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

17-2S-17-04722-002

BUILDING CHARACTERISTICS

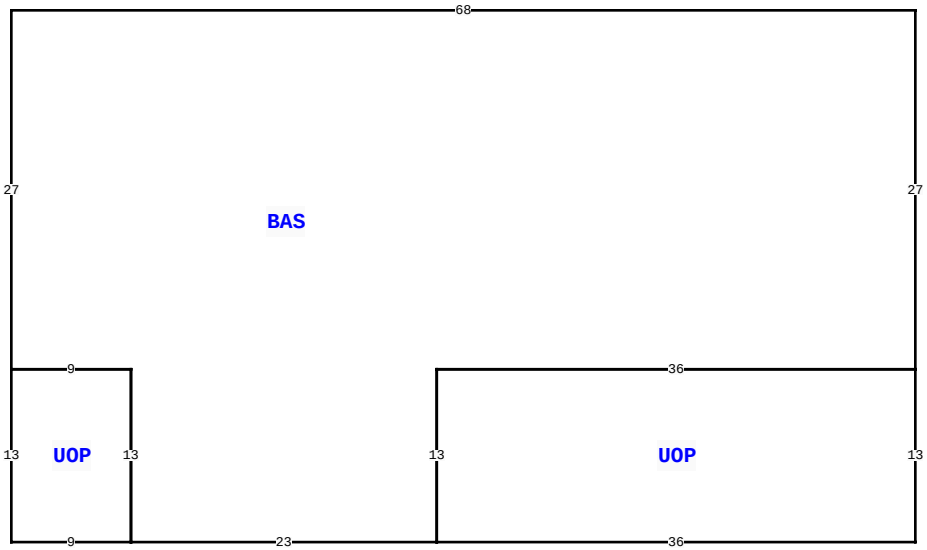
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	2,135	100		2,135	58,106
UOP	117	25		29	789
UOP	468	25		117	3,184
TOTALS	2,720			2,281	62,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,281	113.4000	68.04	155,199	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2135 HX Base Yr



749 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,080
TOTAL MARKET OB/XF VALUE		26,060
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		101,287
SOH/AGL Deduction		31,975
ASSESSED VALUE		69,312
TOTAL EXEMPTION VALUE	HX HB	36,752
BASE TAXABLE VALUE		32,560
TOTAL JUST VALUE		220,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,140

XFOB:1:1: NOBILITY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0545/0668	8/01/1984	WD	Q	V	01	38,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 UOP= S13 E9 N13W9$ E9 S13 E23 UOP= E36 N13 W36 S13$ N13 E36 N27$.

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	0030	BARN,MT	0	0	40	36	1,440.00	UT	2.25	2.25	100	0	0	3	100	3,240	
2	0030	BARN,MT	0	0	40	24	960.00	UT	4.50	4.50	100	0	0	3	100	4,320	
3	0040	BARN,POLE	0	100	40	75	3,000.00	UT	2.50	2.50	100	0	0	3	100	7,500	
4	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1994	1994	3	100	1,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 26,060

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	370.00	370.00	5,180							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	126,000							

REVIEW DATE 07/31/2015 BY DF Total Acres: 22.00 Total Land Value: 13,147 Market: 126,000 Agricultural: 7,147 Common: 6,000 PRINTED 11/17/2026 BY SYS