BEG SW COR OF SE1/4 OF NW1/4, RU TO S R/W CR-246, E ALONG R/W 330 FT, W 330 FT, N 302.64 FT TO POB

CLARIDY SHAWN LAMAR/CLARIDY ZONDRA MONIQUE
556 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

17-2S-17-04722-026

BUILDING CHARACTERISTICS

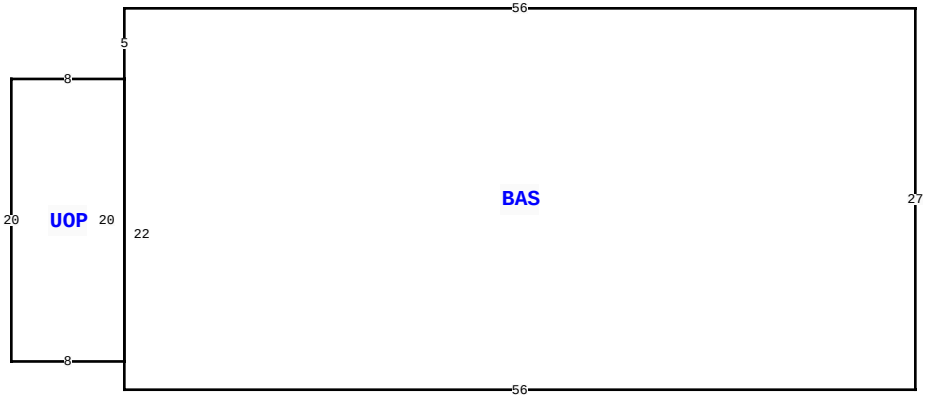
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	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	1,512	100		1,512	75,775
UOP	160	25		40	2,005
TOTALS	1,672			1,552	77,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,552	113.9000	91.12	141,418	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1512 HX Base Yr 2025



556 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		77,780
TOTAL MARKET OB/XF VALUE		12,100
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		130,380
SOH/AGL Deduction		0
ASSESSED VALUE		130,380
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,969
TOTAL JUST VALUE		130,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19307	M H	125	03/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2117	9/06/2024	WD	Q	I	05	122,000
GRANTOR: PETTYJOHN PAMELA S						
GRANTEE: CLARIDY SHAWN LAMAR						
1239/0736	7/02/2012	PB	U	I	18	100
GRANTOR: DALE ROBERTS THOMAS (						
GRANTEE: DALE ROBERTS THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S5 UOP= W8 S20 E8 N20$ S22 E56 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	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	5.00	100	2002	2002	3	100	2,400	
2	0294	SHED WOOD/	0	100	15	24	360.00	UT	7.50	7.50	100	2002	2002	3	100	2,700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,100

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	40,500							

REVIEW DATE 10/24/2024 BY TP Total Acres: 5.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/17/2026 BY SYS