COMM NW COR OF SW1/4 OF NE1/4,
RUN E 103.66 FT, S 565.37 FT
FOR POB, CONT S 660 FT TO N

DAVIS NOAH JAMES III
277 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

17-2S-17-04723-007

BUILDING CHARACTERISTICS

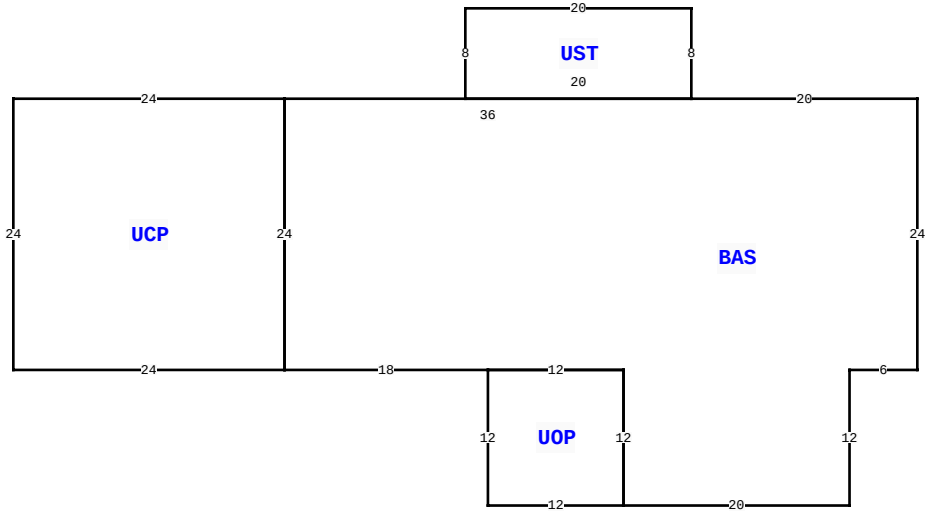
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,584	100		1,584	94,917
UCP	576	20		115	6,891
UOP	144	25		36	2,157
UST	160	45		72	4,314
TOTALS	2,464			1,807	108,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,807	115.9000	108.95	196,873	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1584 HX Base Yr 2018



277 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0060	CARPORT F	0	100	22	40	880.00	UT	3.50	3.50	100	2010	2010	3	100	3,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,280
TOTAL MARKET OB/XF VALUE	11,330
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	164,610
SOH/AGL Deduction	97,124
ASSESSED VALUE	67,486
TOTAL EXEMPTION VALUE	HX HB 42,486
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	164,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/1807	4/07/2017	WD	U	I	12	60,100
GRANTOR: CAPITAL RESOURCES FIN						
GRANTEE: NOAH JAMES DAVIS II						
1333/2605	3/31/2017	WD	U	I	12	50,000
GRANTOR: JASON LANGSTON						
GRANTEE: CAPITAL RESOURCES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UST= N8 W20 S8 E20$ W36 UCP= W24 S24 E24 N24$ S24 E18 UOP= S12 E12 N12 W12$ E12 S12 E20 N12 E6 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,330

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	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 07/31/2015 BY DF Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/23/2026 BY SYS