

COLUMBIA COUNTY

Property Appraiser

Parcel 15-2S-16-01612-002

Owners

WILLIS BONNY B TRUSTEE OF THE
BONNY B WILLIS REVOCABLE TRUST
4592 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

Parcel Summary

Location	4592 NW LASSIE BLACK ST
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Section	15
Township	2S
Range	16
Acreage	15.8500
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM SE COR OF NE1/4 OF SW1/4
FOR POB, N 1302.42 FT TO S
R/W OF SR S-246, E ALONG R/W
528.63 FT, S 1295.96 FT, W
528.27 FT TO POB. WD 1344-1291

Working Values

	2025
Total Building	\$141,524
Total Extra Features	\$32,823
Total Market Land	\$63,400
Total Ag Land	\$4,203



	2025
Total Market	\$237,747
Total Assessed	\$128,712
Total Exempt	\$50,000
Total Taxable	\$78,712
SOH Diff	\$53,838

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$129,389	\$111,865	\$94,353	\$86,261	\$79,521	\$67,183
Total Extra Features	\$34,078	\$32,599	\$24,496	\$24,496	\$24,836	\$25,517
Total Market Land	\$63,400	\$36,741	\$36,741	\$36,729	\$36,729	\$36,729
Total Ag Land	\$4,203	\$4,262	\$3,965	\$3,712	\$3,638	\$3,534
Total Market	\$226,867	\$181,205	\$155,590	\$147,486	\$141,086	\$129,429
Total Assessed	\$121,565	\$118,206	\$114,590	\$112,810	\$110,283	\$98,522
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0
Total Taxable	\$71,565	\$68,206	\$64,590	\$62,810	\$60,283	\$98,522
SOH Diff	\$50,105	\$32,820	\$10,524	\$3,947	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1344/1291	2017-09-15	U	11	WARRANTY DEED	Improved	\$100	Grantor: BONNY BELLE WILLIS Grantee: BONNY B WILLIS TRUSTEE OF BONNY B WILLIS REV
TR 1344/1289	2017-09-15	U	11	TRUSTEE'S DEED	Improved	\$100	Grantor: BONNY BELLE WILLIS TRUSTEE Grantee: BONNY BELLE WILLIS
WD 1344/1287	2017-09-15	U	30	WARRANTY DEED	Improved	\$100,000	Grantor: PAMELA HYDE & PAUL R BEAUCHAMP JR Grantee: BONNY BELLE WILLIS

Buildings

Building # 1, Section # 1, 86261, SFR

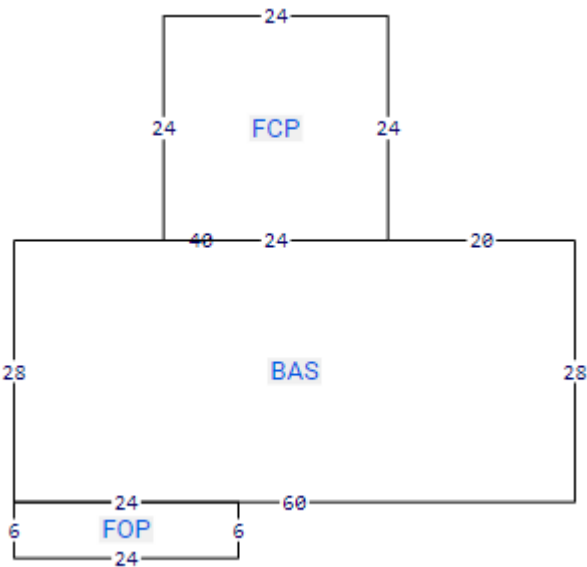
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1680	\$217,730	1977	1977	0.00%	35.00%	65.00%	\$141,524

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,680	100%	1,680
FCP	576	25%	144
FOP	144	30%	43



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0180	FPLC 1STRY			1.00	\$2,000	0	100%	\$2,000	
0294	SHED WOOD/VINYL	12	24	288.00	\$8	1993	70%	\$1,512	
0252	LEAN-TO W/O FLOOR	10	24	240.00	\$2	1993	70%	\$336	
0252	LEAN-TO W/O FLOOR	10	24	240.00	\$2	1993	70%	\$336	
0280	POOL R/CON	16	28	448.00	\$70	2003	47%	\$14,739	
0282	POOL ENCL	28	50	1400.00	\$15	2003	40%	\$8,400	
0260	PAVEMENT- ASPHALT			1.00	\$0	1993	100%	\$5,000	
0166	CONC,PAVMT			1.00	\$0	2008	100%	\$200	
0294	SHED WOOD/VINYL			1.00	\$0	2013	100%	\$300	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR		.00	.00	1.00	\$4,000.00/AC	1.00	1.00	\$4,000	
5600	TIMBER 3		.00	.00	14.85	\$283.00/AC	14.85	1.00	\$4,203	
9910	MKT.VAL.AG	A-1	.00	.00	14.85	\$4,000.00/AC	14.85	1.00	\$59,400	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 12, 2018	37243	PUMP/UTPOL	COMPLETED	PUMP/UTPOL
	20842	POOL	COMPLETED	POOL

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of

permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 14, 2024.