LOT 2 SUWANNEE HIGHLANDS S/D UNI
611-199, 639-644, 781-623, PB 14

DERWAY ALLEN RICHARD
4839 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

15-2S-16-01615-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

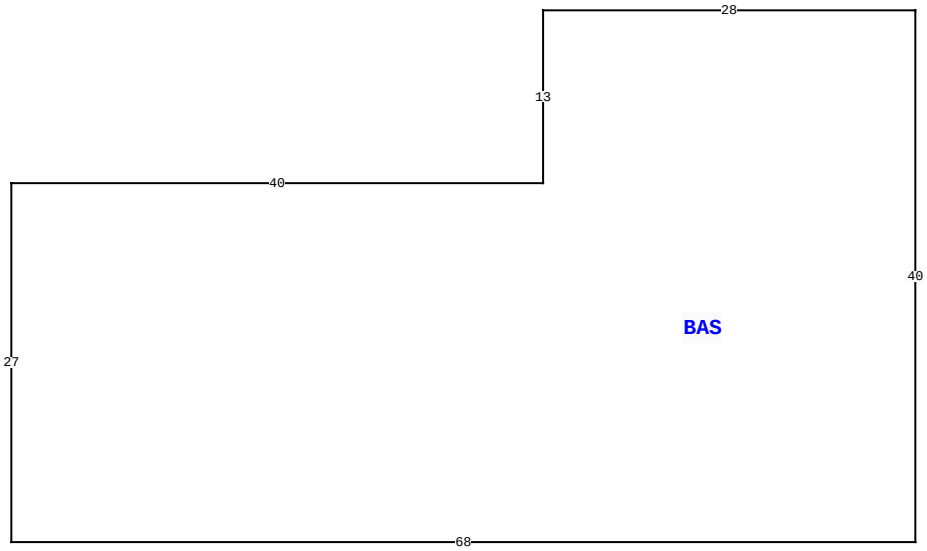
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	15216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100		2,200	61,195
TOTALS	2,200			2,200	61,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,200	115.9000	69.54	152,988	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 2200 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

4839 NW LASSIE BLACK ST, WHITE SPRINGS

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,195
TOTAL MARKET OB/XF VALUE	8,750
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	82,445
SOH/AGL Deduction	371
ASSESSED VALUE	82,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,074
TOTAL JUST VALUE	82,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,445

SALE:3:1: MH HERE

SALE:2:1: MH HERE

SALE:1:1: DIVORCE SETTLEMENT

BLDG:1:1: ID#GDLCFL4971254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20399	M H	125	02/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/1676	1/24/2022	PB	U	I	18	0

GRANTOR: CLERK OF COURT

GRANTEE: DERWAY ALLEN RICHAR

0781/0623	10/13/1993	WD	Q	I	02	0

GRANTOR: CLARENCE E LONG

GRANTEE: GLYNIS LONG HENDLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S13 W40 S27 E68 N40$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.61 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/07/2025 BY SYS