

LOT 21 SUWANNEE HIGHLANDS S/D.
898-1975, 987-1307, WD 1286-431,

JOHNSON JENNIE
5104 NW LASSIE BLACK RD
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
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		16216.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	27,758
UOP	128	25		32	835
TOTALS	1,192			1,096	28,592

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT	

REVIEW DATE 11/17/2022 BY KS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,096	108.7000	65.22	71,481	1991	1995	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2016 Heated Area: 1064 HX Base Yr 2016											
14 76 40 36 16 8 16 8 14 BAS UOP											
5104 NW LASSIE BLACK ST, WHITE SPRINGS											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/22/2025 MLU											

TOTAL OB/XF											
9,700											

TOTAL OB/XF											
9,700											

Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				28,592			
TOTAL MARKET OB/XF VALUE				9,700			
TOTAL LAND VALUE - MARKET				14,000			
TOTAL MARKET VALUE				52,292			
SOH/AGL Deduction				20,949			
ASSESSED VALUE				31,343			
TOTAL EXEMPTION VALUE				HX HB 25,000			
BASE TAXABLE VALUE				6,343			
TOTAL JUST VALUE				52,292			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				52,292			
SALE:4:2: ID# H94005G							
SALE:4:1: SALE INCLUDES 1991 HORTON MH							

TOTAL OB/XF											
9,700											

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