LOT 22 SUWANNEE HIGHLANDS S/D.
525-728, 766-153, 961-761, QC 13

SMITH DOUGLAS R
5084 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

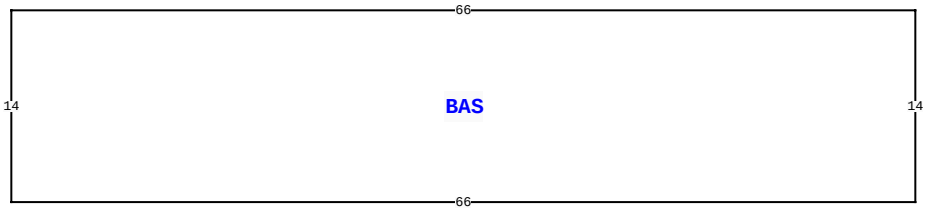
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	924	100		924	76,916
TOTALS	924			924	76,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	112.1000	105.37	97,362	1996	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 924 HX Base Yr 2022



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

5084 NW LASSIE BLACK ST, WHITE SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,916
TOTAL MARKET OB/XF VALUE		20,500
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		111,416
SOH/AGL Deduction		22,091
ASSESSED VALUE		89,325
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,603
TOTAL JUST VALUE		111,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19959	M H	125	09/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/2193	4/30/2021	WD	Q	I	01	99,500
GRANTOR: MCDANIEL MITCHELL LEV						
GRANTEE: SMITH DOUGLAS R						
1302/2081	10/19/2015	QC	U	I	11	10,000
GRANTOR: KENNETH A & CONSTANCE						
GRANTEE: MITCHELL LEVI MCDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2021	2020		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 20,500

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 11/17/2022 BY KS Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/18/2025 BY SYS