

LOT 24 SUWANNEE HIGHLANDS S/D.
688-482, 758-1270, WD 839-2053,

CHANNELL DAVID M/CHANNELL NANCY T
201 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-2S-16-01631-024



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	16216.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	93,149
FOP	128	35		45	2,352
UOP	192	25		48	2,509
TOTALS	2,102			1,875	98,010

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,875	115.9000	95.04	178,200	1990	1990	0	0	0	45.00	55.00
2 MANUF 1 0% - 2025 Heated Area: 1782 HX Base Yr												
16 12 12 16 UOP 29 37 27 24 42 16 8 8 16 BAS FOP												
5032 NW LASSIE BLACK ST, WHITE SPRINGS												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/22/2025 MLU												

EXTRA FEATURES							5032 NW LASSIE BLACK ST, WHITE SPRINGS					INC DATE				AG DATE			
L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1991	1991	3	100	1,200			
2	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1997	1997	3	100	1,080			
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
4	0120	CLFENCE 4	0	0	0	0	150.00	UT	4.50	4.50	100	1997	1997	3	100	675			
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500			