

LOT 26 SUWANNEE HIGHLANDS S/D.
406-450, PB #93-378-CP, 782-2145

FRALICK ADAM L/FRALICK KENNETH M
4949 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2025

16-2S-16-01631-026



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100SINGLE FAMILY	
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	252	100		252	27,983
BAS	1,064	100		1,064	118,150
FOP	56	30		17	1,888
UST	84	45		38	4,219
TOTALS	1,456			1,371	152,240

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50	4.50	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,371	122.4000	137.09	187,950	1976	2005	0	0	19.00	81.00

1 SINGLE FAM - 0% - 2024

Heated Area: 1316

HX Base Yr

38

12

UST

7

28

22

21

BAS

16

12

21

4

14

FUP

4

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/22/2025

MLU

TOTAL OB/XF											
2,400											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		152,240	
TOTAL MARKET OB/XF VALUE		2,400	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		168,640	
SOH/AGL Deduction		0	
ASSESSED VALUE		168,640	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		168,640	
TOTAL JUST VALUE		168,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,385	

SALE:2:1: SALE ALSO INCLUDES PARCEL # 01615-002
SALE:1:1: LOT 26

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1486/1892	3/15/2023	WD	Q	I	01	188,000	
GRANTOR: CUSTOM DRILLING SERVI							
GRANTEE: FRALICK ADAM L							
1219/1202	8/05/2011	WD	Q	I	01	77,000	
GRANTOR: CHELANY PROPERTIES LL							
GRANTEE: CUSTOM DRILLING SER							

BUILDING NOTES											

BUILDING DIMENSIONS
BAS= W38 S28 E16 FOP= S4 E14 N4 W14\$ E22 BAS= E12 N21 W12 S21\$ N21 UST= E12 N7 W12 S7\$ N7\$.