LOT 30 SUWANNEE HIGHLANDS S/D.

371-158, 781-588, 791-1858, 814-

NIXON THERESA H
5063 NW LASSIE BLACK STREET
WHITE SPRINGS, FL 32096

2025

16-2S-16-01631-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

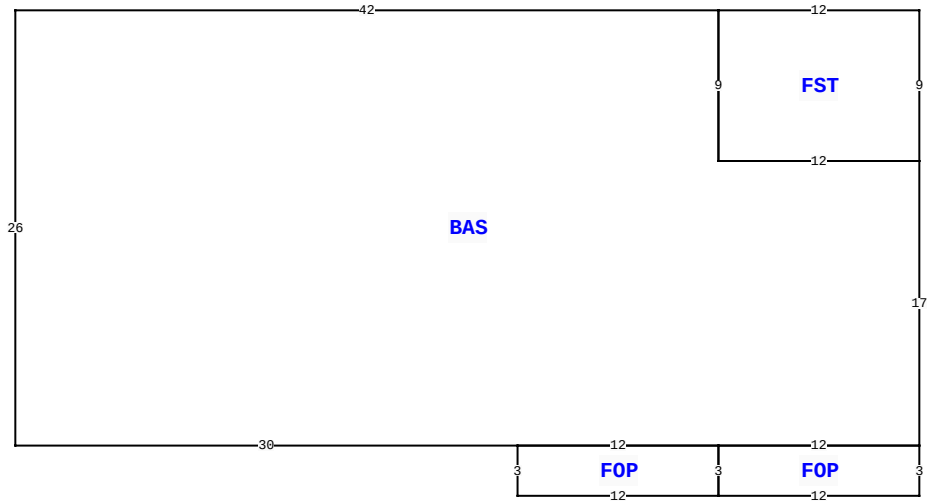
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE 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	1,296	100		1,296	105,671
FOP	36	30		11	897
FOP	36	30		11	897
FST	108	55		59	4,811
TOTALS	1,476			1,377	112,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,377	112.0000	125.44	172,731	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1296 HX Base Yr 1995



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

5063 NW LASSIE BLACK ST, WHITE SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,275
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		126,575
SOH/AGL Deduction		66,581
ASSESSED VALUE		59,994
TOTAL EXEMPTION VALUE	HX HB	34,994
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,058

SALE:2:1: LOT 30 SUWANNEE HIGHLANDS

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0814/0161	11/28/1995	QC	Q	I	01	0
GRANTOR: NORA N HORENE						
GRANTEE: THERESA H NIXON						
0791/1858	6/03/1994	WD	Q	I		34,900
GRANTOR: BONNIE F WHEELER						
GRANTEE: NORA N HORNE & THER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E30 FOP= S3 E12N3 W12$ E12 FOP= S3 E12 N3 W12$ E12 N17 FST= N9 W12 S9 E12$ W12 N9$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0100	C	SFR	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 04/04/2018 BY KR Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 05/21/2025 BY SYS