LOT 31 SUWANNEE HIGHLANDS S/D.

373-665, 877-2236,

BUCHNER BRIAN D
5099 NW LASSIE BLACK ST
WHITE SRRINGS, FL 32096

2026

16-2S-16-01631-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

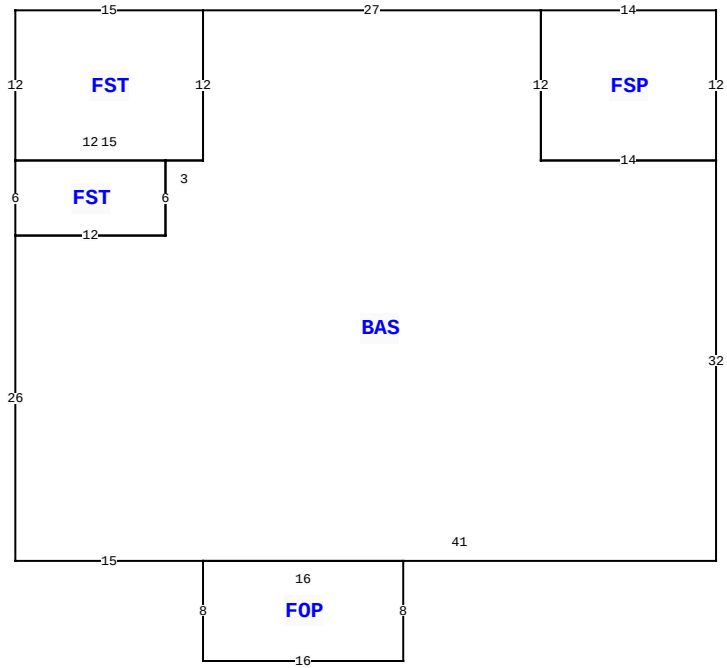
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,044	100		2,044	152,563
FOP	128	30		38	2,837
FSP	168	40		67	5,001
FST	72	55		40	2,985
FST	180	55		99	7,389
TOTALS	2,592			2,288	170,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	102.5290	114.83	262,731	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2044 HX Base Yr 2000



5099 NW LASSIE BLACK ST, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,775
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		188,875
SOH/AGL Deduction		97,491
ASSESSED VALUE		91,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,662
TOTAL JUST VALUE		188,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0877/2236	4/02/1999	WD	Q	I		62,000

GRANTOR: GREENE

GRANTEE: BUCHNER

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W14 S12 E14$ BAS= W14 N12 W27 FST= S12 W15 N12 E15$ S12 W3 S6 W12 FST= N6 E12 S6 W12$ S26 E15 FOP= S8 E16 N8 W16$ E41 N32 $.

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	0296	SHED METAL	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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 11/17/2022 BY KS Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/03/2025 BY SYS