LOT 32 SUWANNEE HIGHLANDS S/D.
369-7, 744-1216, DC 1150-2219, W

MOORE RYAN PAUL/MOORE JULALUK
5121 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

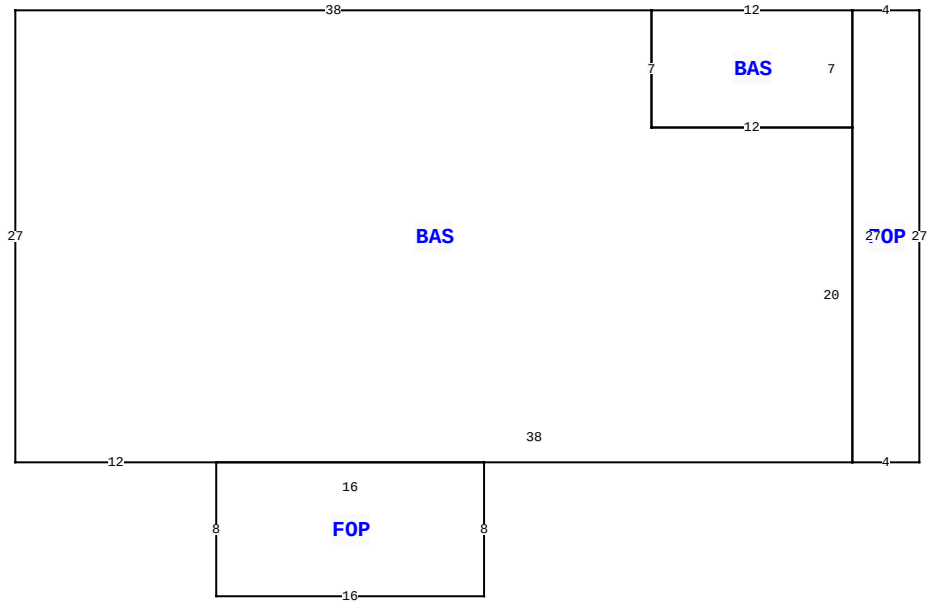
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	84	100		84	8,911
BAS	1,266	100		1,266	134,295
FOP	108	30		32	3,395
FOP	128	30		38	4,031
TOTALS	1,586			1,420	150,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	114.8000	128.58	182,584	1976	2011	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2023 Heated Area: 1350 HX Base Yr 2023



5121 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		150,632
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		165,952
SOH/AGL Deduction		3,512
ASSESSED VALUE		162,440
TOTAL EXEMPTION VALUE	HX HB 13	162,440
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		165,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,234

SALE:1:1: LOT 32 SUWANNEE HIGHLANDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044445	Roof Replacement	12,911	05/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2416	10/05/2022	WD	Q	I	01	185,000
GRANTOR: WARNER KIMBERLY I						
GRANTEE: MOORE RYAN PAUL						
1213/2223	4/22/2011	WD	Q	I	01	75,000
GRANTOR: JAMES HICKSON						
GRANTEE: KIMBERLY I WARNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S27 E12 E38 N20 W12 N7 $
FOP=[ORIG=-26,27] S8 E16 N8 W16 $
FOP=[ORIG=12,27] E4 N27 W4 S27 $
BAS=[ORIG=12,7] N7 W12 S7 E12 $
.

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	0060	CARPORT F	0	100	20	28	560.00	UT	5.00	5.00	40	1993	1993	3	40	1,120	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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 01/12/2023 BY CP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/03/2025 BY SYS