

LOT 33 SUWANNEE HIGHLANDS S/D.  
361-30, DC 748-1632, QC 1319-352

ROYAL TWANDA RUSSELL  
5151 NW LASSIE BLACK ST  
WHITE SPRINGS, FL 32096

**2025**

16-2S-16-01631-033  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,453	111.4740	124.85	181,407	1976	1976		0	0	35.00	65.00

1 SINGLE FAM - 100% - 0  
Heated Area: 1260  
HX Base Yr

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	1,260	100		1,260	102,252
FOP	88	30		26	2,110
UST	372	45		167	13,553
TOTALS	1,720			1,453	117,915

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,915
TOTAL MARKET OB/XF VALUE			431
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			132,346
SOH/AGL Deduction			65,304
ASSESSED VALUE			67,042
TOTAL EXEMPTION VALUE	HX HB		42,042
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			132,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			123,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045813	Roof Replacement	7,000	10/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/1684	4/20/2021	WD	U	I	11	1,571

GRANTOR: RUSSELL MARY E  
GRANTEE: ROYAL TWANDA RUSSEL  
1319/0352 7/25/2016 QC U I 11 100  
GRANTOR: MARY E RUSSELL  
GRANTEE: MARY E RUSSELL & TW

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	308.00	UT	2.00	2.00	70	1993	1993	3	70	431	

BLD DATE		LGL DATE	04/22/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
5151 NW LASSIE BLACK ST, WHITE SPRINGS				
TOTAL OB/XF 431				

BUILDING NOTES												
BUILDING DIMENSIONS												

BAS= W30 S24 E34 FOP= S4 E22N4 W22\$ E22 N17 UST= N7 W2 N12W24S12 E14 S7 E12\$ W12 N7 W14\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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								