LOT 21 SUWANNEE HIGHLANDS S/D.

898-1975, 987-1307, WD 1286-431,

JOHNSON JENNIE
5104 NW LASSIE BLACK RD
WHITE SPRINGS, FL 32096

2027

16-2S-16-01631-021

BUILDING CHARACTERISTICS

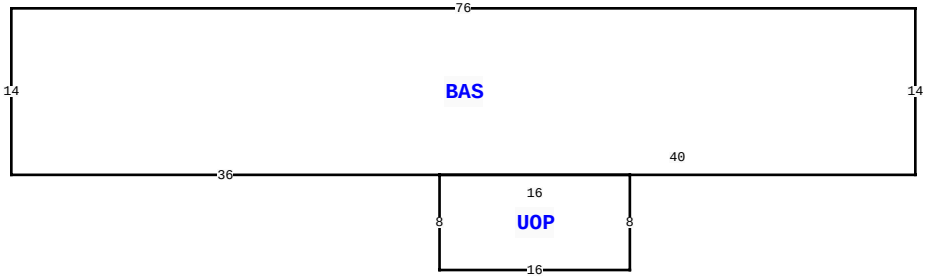
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,064	100		1,064	27,758
UOP	128	25		32	835
TOTALS	1,192			1,096	28,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,096	108.7000	65.22	71,481	1991	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1064 HX Base Yr 2016



5104 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/07/2026 MLU
AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,592
TOTAL MARKET OB/XF VALUE	9,700
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	56,292
SOH/AGL Deduction	24,102
ASSESSED VALUE	32,190
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	7,190
TOTAL JUST VALUE	56,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,292

SALE:4:2: ID# H94005G

SALE:4:1: SALE INCLUDES 1991 HORTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9895	M H	125	06/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0512	1/25/2018	LE	U	I	14	100
GRANTOR: JENNIE JOHNSON & TAMA						
GRANTEE: JENNIE JOHNSON						
1305/1796	12/07/2015	WD	Q	I	01	35,000
GRANTOR: LOUIS T SPELL						
GRANTEE: JENNIE JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E36 UOP= S8 E16 N8 W16$ E40 N14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 11/17/2022 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS