

LOT 21 SUWANNEE HIGHLANDS S/D.  
898-1975, 987-1307, WD 1286-431,

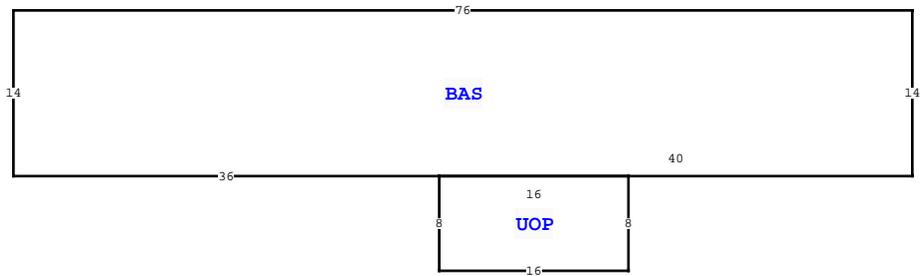
JOHNSON JENNIE  
5104 NW LASSIE BLACK RD  
WHITE SPRINGS, FL 32096

**2026**

16-2S-16-01631-021  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.1	1.100	
Architectual Units	01	CONV 100	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2016		75,054	1991	1995	0	0	60.00	40.00	
				Heated Area: 1064				HX Base Yr	2016			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,145
UOP	128	25		32	876
<b>TOTALS</b>	<b>1,192</b>			<b>1,096</b>	<b>30,022</b>

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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	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100	2002	2002	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100	2018	2018	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100			3	100	7,000	
<b>TOTAL OB/XF</b>															<b>9,700</b>	

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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				30,022	
TOTAL MARKET OB/XF VALUE				9,700	
TOTAL LAND VALUE - MARKET				18,000	
TOTAL MARKET VALUE				57,722	
SOH/AGL Deduction				26,470	
ASSESSED VALUE				31,252	
TOTAL EXEMPTION VALUE				HX HB 25,000	
BASE TAXABLE VALUE				6,252	
TOTAL JUST VALUE				57,722	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				52,292	
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	I	14	100
GRANTOR: JENNIE JOHNSON & TAMA						
GRANTEE: JENNIE JOHNSON						
1305/1796	12/07/2015	WD Q	I	I	01	35,000
GRANTOR: LOUIS T SPELL						
GRANTEE: JENNIE JOHNSON						

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

BUILDING NOTES	

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