LOT 23 SUWANNEE HIGHLANDS S/D.

461-137, 745-1425, 866-1664, 890

MARTIN GLORIA D/LEE WILLIE C
5040 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096-7512

2027

16-2S-16-01631-023

BUILDING CHARACTERISTICS

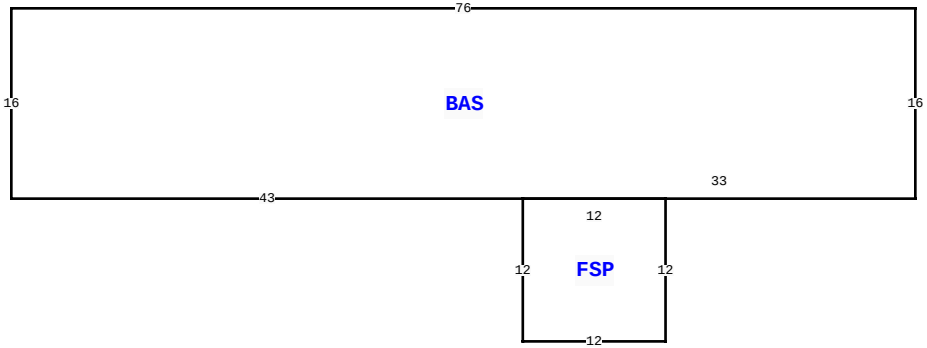
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,216	100		1,216	70,846
FSP	144	40		58	3,379
TOTALS	1,360			1,274	74,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,274	113.9000	105.93	134,955	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 50% - 2004 Heated Area: 1216 HX Base Yr 2004



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

5040 NW LASSIE BLACK ST, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,225
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	100,925
SOH/AGL Deduction	44,974
ASSESSED VALUE	55,951
TOTAL EXEMPTION VALUE	HA HAB DX 26,389
BASE TAXABLE VALUE	29,562
TOTAL JUST VALUE	100,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,724

SALE:2:1: LOT 23, SUWANNEE HIGHLANDS

SALE:1:1: LOT 23

XFOB:1:1: MALAB (MALNB) MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0944/1179	11/16/2001	WD	U	I	07	15,000
GRANTOR: DELORES A BENENTT						
GRANTEE: GLORIA D MARTIN & W						
0938/1455	9/17/2001	CT	Q	V	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: DELORES BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E43 FSP= S12 E12 N12 W12$ E33 N16$.

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	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0070	CARPORT UF	0	50	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	50		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0000	C	VAC RES	50		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

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