LOT 24 SUWANNEE HIGHLANDS S/D.
688-482, 758-1270, WD 839-2053,

CHANNELL DAVID M/CHANNELL NANCY T
201 SE FAWN GLN
LAKE CITY, FL 32025

2027

16-2S-16-01631-024

BUILDING CHARACTERISTICS

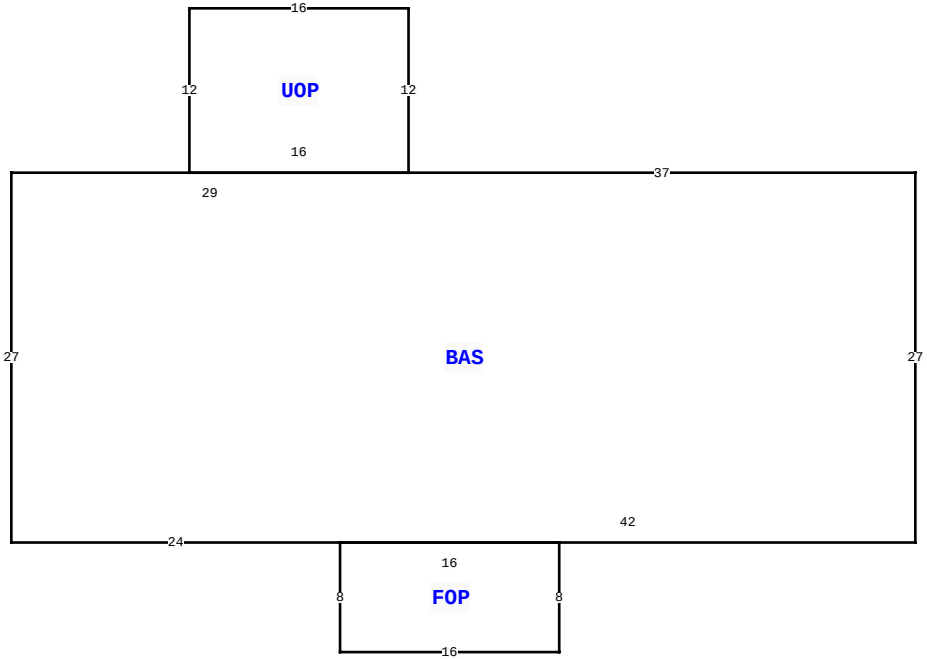
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	90,875
FOP	128	35		45	2,295
UOP	192	25		48	2,448
TOTALS	2,102			1,875	95,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,875	115.9000	92.72	173,850	1990	1990	0	0	0	45.00	55.00

2 MANUF 1 0% - 2025 Heated Area: 1782 HX Base Yr



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

5032 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	95,618
TOTAL MARKET OB/XF VALUE	10,455
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	124,073
SOH/AGL Deduction	0
ASSESSED VALUE	124,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,073
TOTAL JUST VALUE	124,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,269

XFOB:1:1: SUMM MH

BLDG:1:1: SUMM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12699	M H	125	06/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1100	6/21/2024	WD	Q	I	01	124,000
GRANTOR: MILLER-SMALL DONNA RE						
GRANTEE: CHANNELL DAVID M						
1421/0273	9/23/2020	WD	Q	I	01	92,500
GRANTOR: DAVID & PATTI CARTER						
GRANTEE: DONNA MILLER-SMALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N12 W16 S12 E16$ W29 S27 E24 FOP= S8 E16 N8 W16$ E42 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1991	1991	3	100	1,200	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1997	1997	3	100	1,080	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	150.00	UT	4.50	4.50	100	1997	1997	3	100	675	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,455

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	0		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 07/29/2024 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS