

LOT 26 SUWANNEE HIGHLANDS S/D.
406-450, PB #93-378-CP, 782-2145

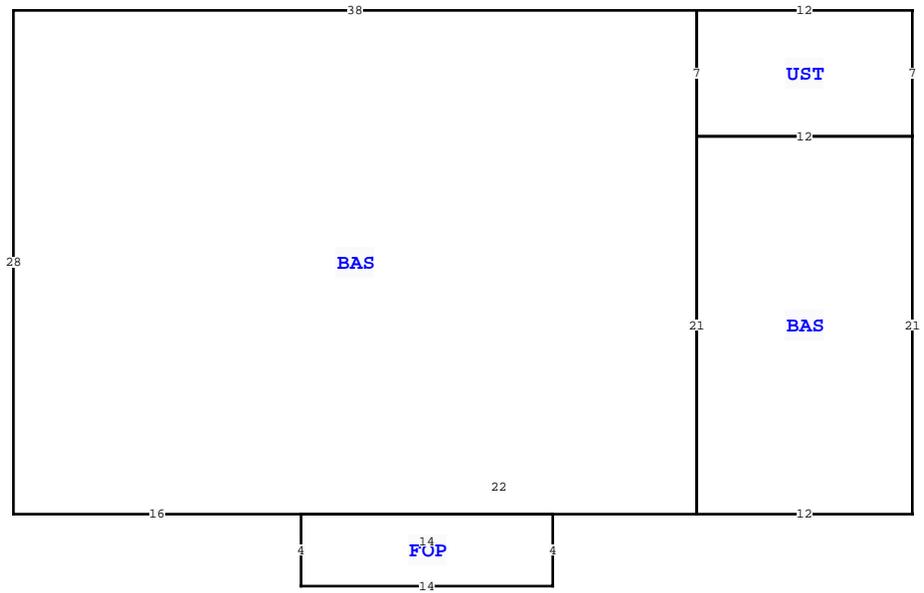
FRALICK ADAM L/FRALICK KENNETH M
4949 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-026
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LAM/VNLPLK	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	252	100	
BAS	1,064	100	
FOP	56	30	
UST	84	45	
TOTALS	1,456		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,371	122.4000	139.54	191,309	1976	2005		0	0	20.00	80.00
1 SINGLE FAM 0% - 2024 Heated Area: 1316 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			153,047
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			173,447
SOH/AGL Deduction			0
ASSESSED VALUE			173,447
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			173,447
TOTAL JUST VALUE			173,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,640
SALE:2:1: SALE ALSO INCLUDES PARCEL # 01615-002			
SALE:1:1: LOT 26			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1892	3/15/2023	WD	Q	I	01	188,000
GRANTOR: CUSTOM DRILLING SERVI						
GRANTEE: FRALICK ADAM L						
1219/1202	8/05/2011	WD	Q	I	01	77,000
GRANTOR: CHELANY PROPERTIES LL						
GRANTEE: CUSTOM DRILLING SER						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50	4.50	50	1993
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	300.00	300.00	100	2023
TOTALS												

BUILDING NOTES			
4949 NW LASSIE BLACK ST, WHITE SPRINGS			

BUILDING DIMENSIONS			
BAS= W38 S28 E16 FOP= S4 E14 N4 W14\$ E22 BAS= E12 N21 W12 S21\$ N21 UST= E12 N7 W12 S7\$ N7\$.			

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 T	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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000								