

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

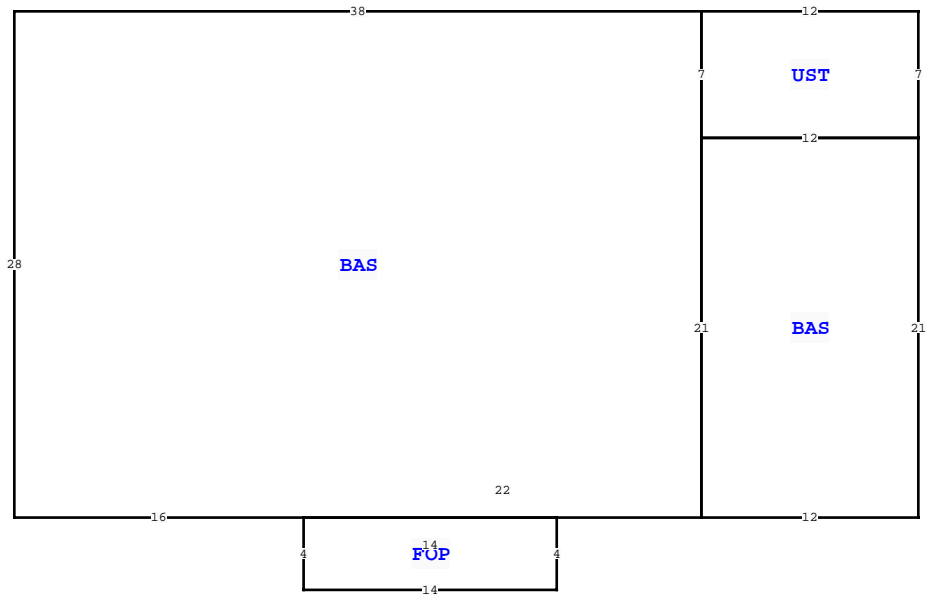
FRALICK ADAM L/FRALICK KENNETH M
4949 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-026
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BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 60
Interior Floor	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 Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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	137.09	187,950	1976	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1316 HX Base Yr													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY	03	03	16216.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	27,638
BAS	1,064	100		1,064	116,691
FOP	56	30		17	1,865
UST	84	45		38	4,167
TOTALS	1,456			1,371	150,360

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			150,360	
TOTAL MARKET OB/XF VALUE			2,400	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			170,760	
SOH/AGL Deduction			0	
ASSESSED VALUE			170,760	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			170,760	
TOTAL JUST VALUE			170,760	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			168,640	

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	Q	I	01	188,000
GRANTOR: CUSTOM DRILLING SERVI						
GRANTEE: FRALICK ADAM L						
1219/1202	8/05/2011	WD Q	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50	4.50	50	1993	1993	3	50	900	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

TOTAL OB/XF														2,400			
4949 NW LASSIE BLACK ST, WHITE SPRINGS																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
05/07/2026 MLU																	

BUILDING NOTES													

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										