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

2027

16-2S-16-01631-026

BUILDING CHARACTERISTICS

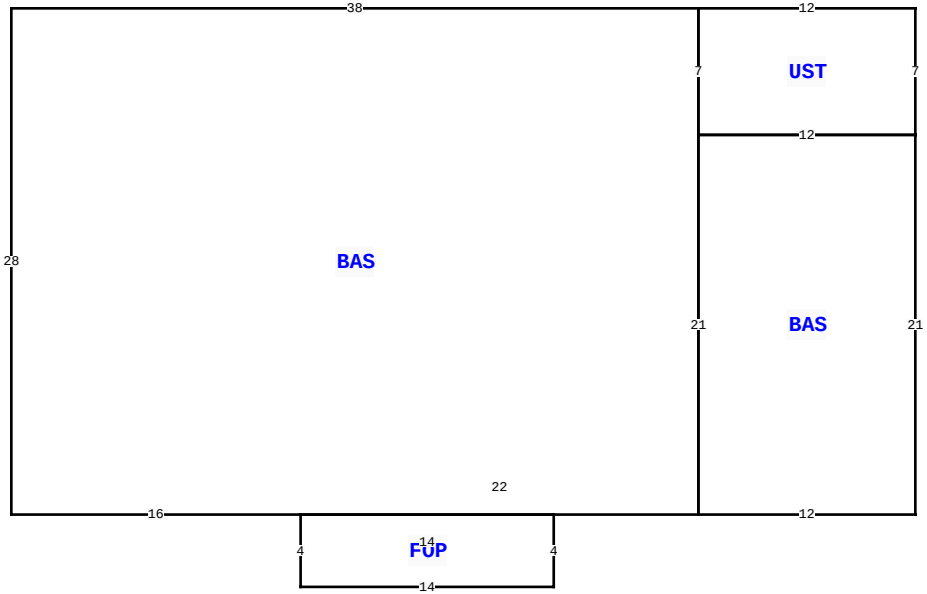
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	27,143
BAS	1,064	100		1,064	114,606
FOP	56	30		17	1,831
UST	84	45		38	4,093
TOTALS	1,456			1,371	147,673

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	134.64	184,591	1976	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 1316 HX Base Yr



4949 NW LASSIE BLACK ST, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,673
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	168,073
SOH/AGL Deduction	0
ASSESSED VALUE	168,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,073
TOTAL JUST VALUE	168,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,760

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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	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							

REVIEW DATE 05/03/2023 BY ME Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS