LOT 27 SUWANNEE HIGHLANDS S/D.
534-333, 921-142, 922-349, WD 10

WRIGHT SHATOURIA/WRIGHT ARTHUR LEE
4987 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

16-2S-16-01631-027

BUILDING CHARACTERISTICS

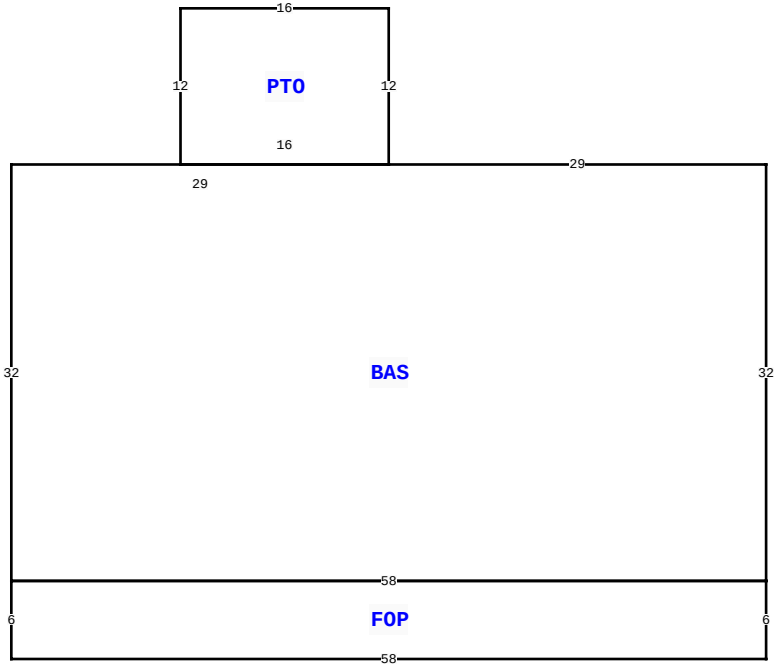
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,856	100		1,856	220,455
FOP	348	30		104	12,353
PTO	192	5		10	1,188
TOTALS	2,396			1,970	233,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	116.1090	127.72	251,608	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1856 HX Base Yr 2019



4987 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,995
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	253,995
SOH/AGL Deduction	68,925
ASSESSED VALUE	185,070
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	133,659
TOTAL JUST VALUE	253,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36928	SFR	816	07/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/296	10/06/2025	WD	U	I	11	100
GRANTOR: WRIGHT SHATOURIA						
GRANTEE: WRIGHT SHATOURIA						
1351/0695	1/09/2018	QC	U	V	11	100
GRANTOR: ROSETTA MCCLELLAN						
GRANTEE: SHATOURIA MCCLELLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N12 W16 S12 E16$ W29 S32 FOP= S6 E58 N6 W58$ E58 N32$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	100		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 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