

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

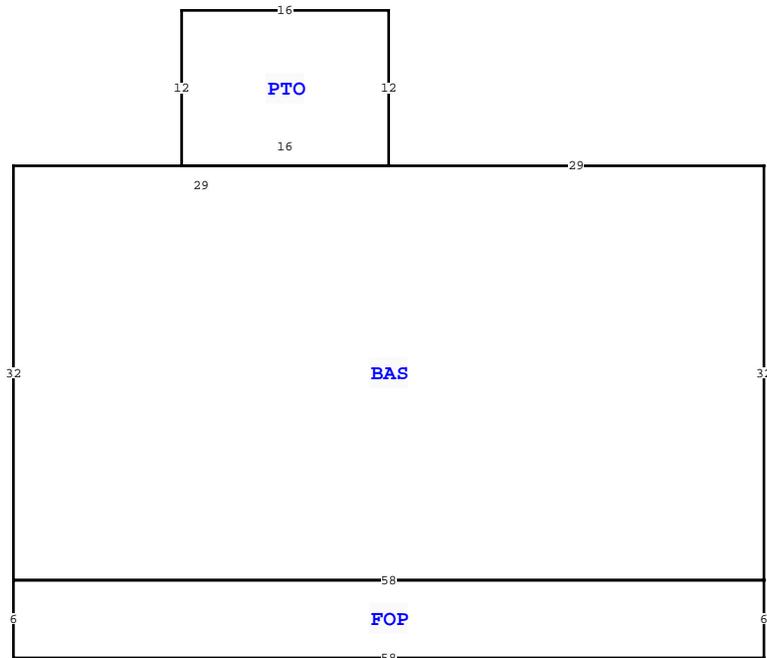
WRIGHT SHATOURIA/WRIGHT ARTHUR LEE
4987 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-027
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
Architctual Units	05	CONV 100	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
BAS	1,856	100	
FOP	348	30	
PTO	192	5	
TOTALS	2,396		

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	132.36	260,749	2018	2018	0	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2019 Heated Area: 1856 HX Base Yr 2019														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,497
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			262,497
SOH/AGL Deduction			82,817
ASSESSED VALUE			179,680
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			128,269
TOTAL JUST VALUE			262,497
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,808

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						

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	0296	SHED METAL	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING NOTES			
4987 NW LASSIE BLACK ST, WHITE SPRINGS			

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

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							