LOT 29 SUWANNEE HIGHLANDS S/D.
485-465, 681-829 THRU 830, 695-0

FRALICK KENNETH M
5047 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

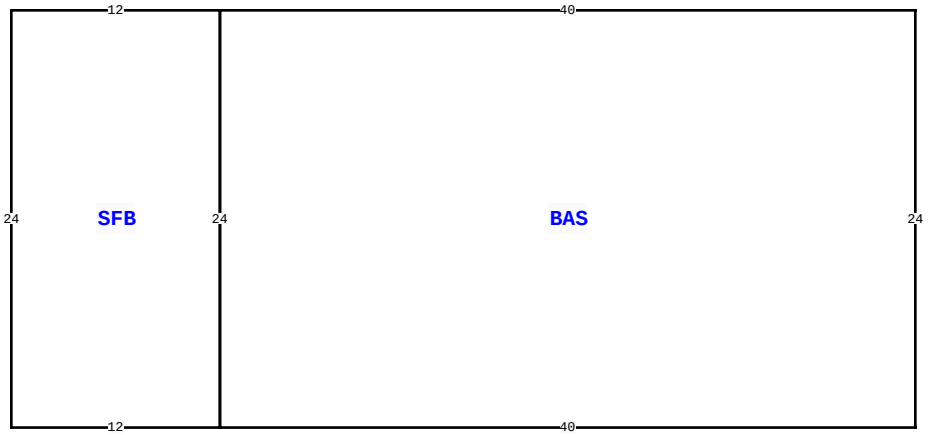
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	960	100		960	73,719
SFB	288	80		230	17,662
TOTALS	1,248			1,190	91,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	103.6320	118.14	140,587	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1248 HX Base Yr 2011



5047 NW LASSIE BLACK ST, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,382
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		111,282
SOH/AGL Deduction		49,548
ASSESSED VALUE		61,734
TOTAL EXEMPTION VALUE	HX HB	36,734
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,680

SALE:3:1: LOT 29 SUWANNEE HIGHLANDS

XFOB:2:1: 1972 REMB MH USED AS STORAGE

SALE:2:1: LOT 29 SUWANNEE HIGHLANDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1190/2132	3/10/2010	WD	Q	I	01	65,000
GRANTOR: BRUCE PERRY						
GRANTEE: KENNETH M FRALICK						
1096/1599	5/17/2006	CT	Q	I	01	80,000
GRANTOR: CLERK OF COURT (KIMBE						
GRANTEE: BRUCE PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 SFB= W12 S24 E12 N24$ S24 E40 N24$.

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	0166	CONC,PAVMT	0	100	10	100	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0296	SHED METAL	0	100	32	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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 05/13/2026 BY SYS