

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

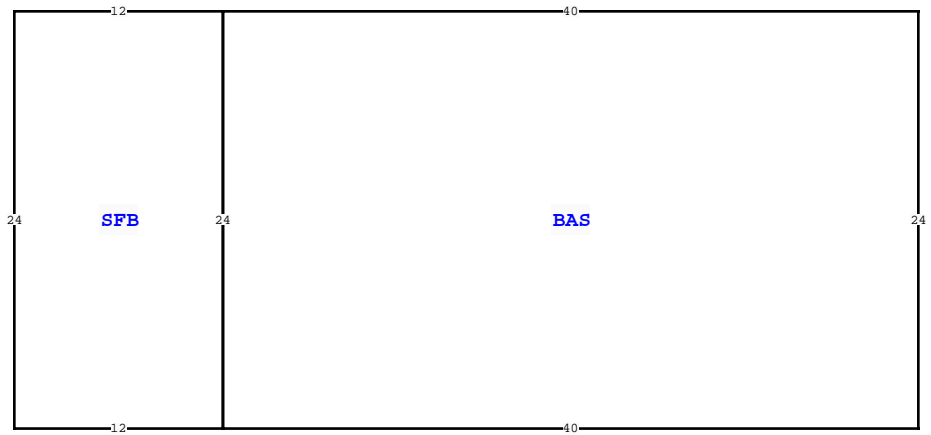
FRALICK KENNETH M
5047 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-029


| BUILDING CHARACTERISTICS | |
|--------------------------|----------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 80 |
| Interior Floor | 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 Units | 05 CONV 100 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/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------------|----------------|----------------|-----------------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | 2011 | | 138,123 | 1989 | 1989 | 0 | 0 | 35.00 | 65.00 |
| | | | Heated Area: 1248 | | | HX Base Yr 2011 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 960 | 100 | | 960 | 72,428 |
| SFB | 288 | 80 | | 230 | 17,352 |
| TOTALS | 1,248 | | | 1,190 | 89,780 |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|--|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 89,780 |
| TOTAL MARKET OB/XF VALUE | | | 1,900 |
| TOTAL LAND VALUE - MARKET | | | 18,000 |
| TOTAL MARKET VALUE | | | 109,680 |
| SOH/AGL Deduction | | | 47,946 |
| ASSESSED VALUE | | | 61,734 |
| TOTAL EXEMPTION VALUE | HX HB | | 36,734 |
| BASE TAXABLE VALUE | | | 25,000 |
| TOTAL JUST VALUE | | | 109,680 |
| 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 |
|------------|-------------|-----|--------|
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| 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 | | | | | | |

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

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

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W40 SFB= W12 S24 E12 N24\$ S24 E40 N24\$. | | | | | | | | | | | |

| 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 | | | | | | | |