

LOT 32 SUWANNEE HIGHLANDS S/D.  
369-7, 744-1216, DC 1150-2219, W

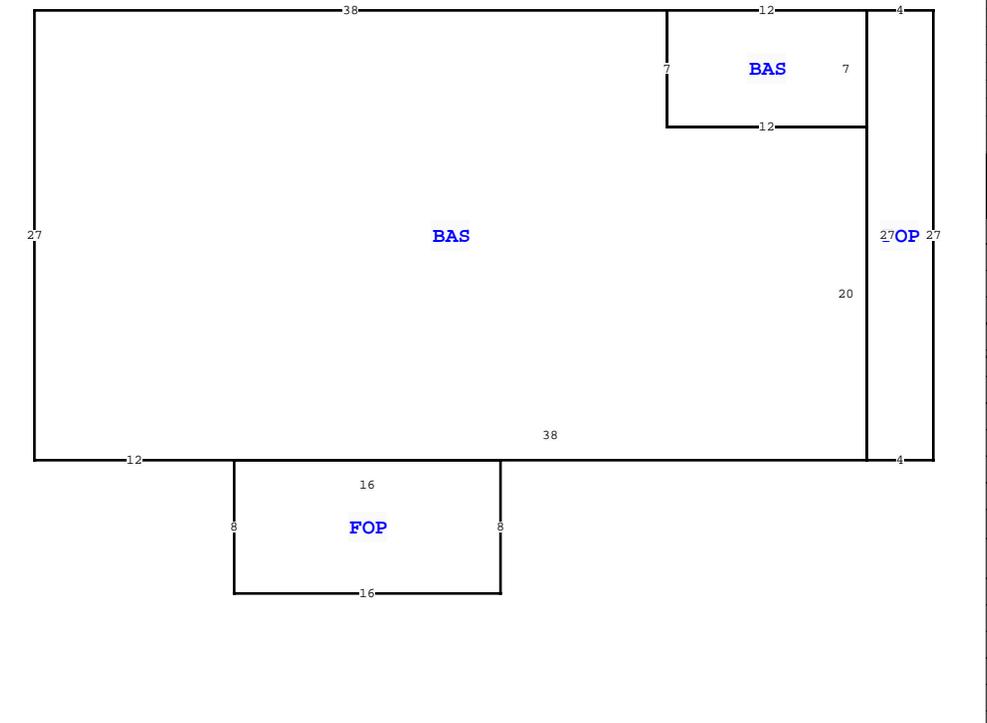
MOORE RYAN PAUL/MOORE JULALUK  
5121 NW LASSIE BLACK ST  
WHITE SPRINGS, FL 32096

**2026**

16-2S-16-01631-032

| BUILDING CHARACTERISTICS |      | CONSTRUCTION  |     |
|--------------------------|------|---------------|-----|
| ELEMENT                  | CD   |               |     |
| Exterior Wall            | 15   | CONC BLOCK    | 100 |
| Roof Structur            | 03   | GABLE/HIP     | 100 |
| Roof Cover               | 03   | COMP SHNGL    | 100 |
| Interior Wall            | 05   | DRYWALL       | 100 |
| Interior Floor           | 13   | LAM/VNPLK     | 90  |
| Interior Floor           | 15   | HARDTILE      | 10  |
| 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  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100               | 01  | 1,420     | 114.8000    | 128.58         | 182,584        | 1976 | 2011 | 0    | 0    | 17.50 | 82.50  |



| COLUMBIA COUNTY PROPERTY  |           |  | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              |           |  | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |           |  | 150,632     |   |
| TOTAL MARKET OB/XF VALUE  |           |  | 1,320       |   |
| TOTAL LAND VALUE - MARKET |           |  | 18,000      |   |
| TOTAL MARKET VALUE        |           |  | 169,952     |   |
| SOH/AGL Deduction         |           |  | 7,985       |   |
| ASSESSED VALUE            |           |  | 161,967     |   |
| TOTAL EXEMPTION VALUE     | HX HB 13  |  | 161,967     |   |
| BASE TAXABLE VALUE        |           |  | 0           |   |
| TOTAL JUST VALUE          |           |  | 169,952     |   |
| NCON VALUE                |           |  | 0           |   |
| INCOME VALUE              |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |           |  | 168,234     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000044445  | Roof Replacement | 12,911 | 05/16/2022 |

| SALES DATA                 |            |           |       |       |        |            |
|----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number          | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1476/2416                  | 10/05/2022 | WD        | Q     | I     | 01     | 185,000    |
| GRANTOR: WARNER KIMBERLY I |            |           |       |       |        |            |
| GRANTEE: MOORE RYAN PAUL   |            |           |       |       |        |            |
| 1213/2223                  | 4/22/2011  | WD        | Q     | I     | 01     | 75,000     |
| GRANTOR: JAMES HICKSON     |            |           |       |       |        |            |
| GRANTEE: KIMBERLY I WARNER |            |           |       |       |        |            |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 84               | 100         |      | 84           | 8,911                |
| BAS       | 1,266            | 100         |      | 1,266        | 134,295              |
| FOP       | 108              | 30          |      | 32           | 3,395                |
| FOP       | 128              | 30          |      | 38           | 4,031                |
| TOTALS    | 1,586            |             |      | 1,420        | 150,632              |

5121 NW LASSIE BLACK ST, WHITE SPRINGS  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 05/07/2026 MLU

| 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 | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 200             |       |
| 2   | 0060       | CARPORT F   | 0       | 100 | 20 | 560.00 | UT | 5.00  | 5.00           | 40        | 1993    | 1993        | 3 | 40     | 1,120           |       |

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

| BUILDING DIMENSIONS                          |  |
|--|--|
| BAS=[ORIG=0,0] W38 S27 E12 E38 N20 W12 N7 \$ |  |
| FOP=[ORIG=-26,27] S8 E16 N8 W16 \$           |  |
| FOP=[ORIG=12,27] E4 N27 W4 S27 \$            |  |
| BAS=[ORIG=12,7] N7 W12 S7 E12 \$             |  |

| 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     |                             |      |         |      |     |    |        |