

LOT 33 SUWANNEE HIGHLANDS S/D.
361-30, DC 748-1632, QC 1319-352

ROYAL TWANDA RUSSELL
5151 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-033

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,453	111.4740	124.85	181,407	1976	1976	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1260 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	102,252
FOP	88	30		26	2,110
UST	372	45		167	13,553
TOTALS	1,720			1,453	117,915

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	308.00	UT	2.00	2.00	70	1993	1993	3	70	431	

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

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,915
TOTAL MARKET OB/XF VALUE		431
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		136,346
SOH/AGL Deduction		67,494
ASSESSED VALUE		68,852
TOTAL EXEMPTION VALUE	HX HB	43,852
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045813	Roof Replacement	7,000	10/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/1684	4/20/2021	WD	U	I	11	1,571

GRANTOR: RUSSELL MARY E
GRANTEE: ROYAL TWANDA RUSSEL

1319/0352	7/25/2016	QC	U	I	11	100
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GRANTOR: MARY E RUSSELL
GRANTEE: MARY E RUSSELL & TW

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S24 E34 FOP= S4 E22N4 W22\$ E22 N17 UST= N7 W2 N12W24S12 E14 S7 E12\$ W12 N7 W14\$.	

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	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							