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

2027

16-2S-16-01631-033

BUILDING CHARACTERISTICS

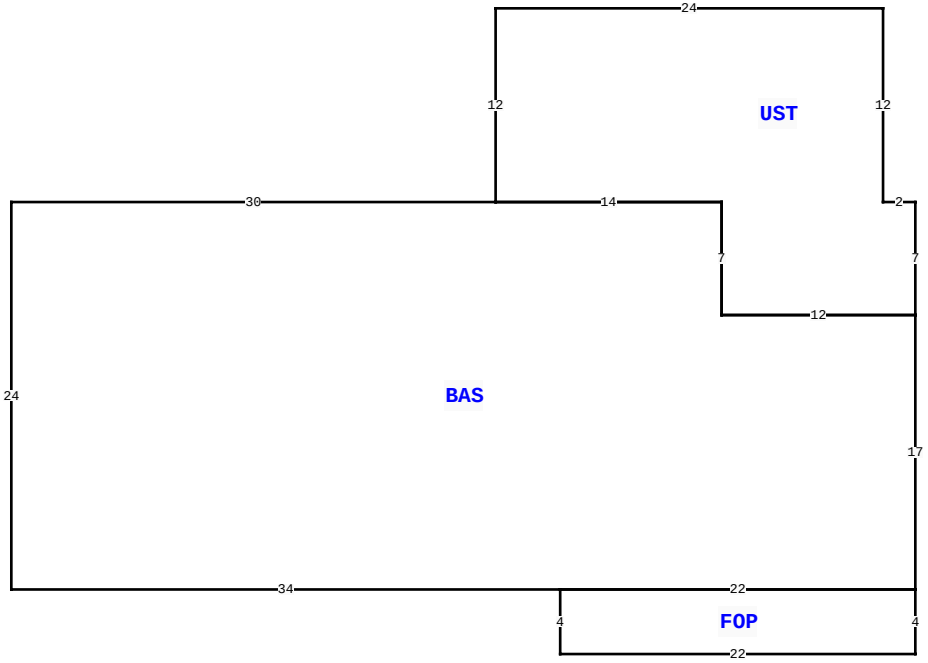
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	1,260	100		1,260	100,426
FOP	88	30		26	2,072
UST	372	45		167	13,311
TOTALS	1,720			1,453	115,809

MARKET ADJUSTMENTS

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	122.62	178,167	1976	1976	0	0	0	35.00	65.00

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



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

5151 NW LASSIE BLACK ST, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,809
TOTAL MARKET OB/XF VALUE		431
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		134,240
SOH/AGL Deduction		63,322
ASSESSED VALUE		70,918
TOTAL EXEMPTION VALUE	HX HB	45,918
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,346

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
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$.

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	0	0	308.00	UT	2.00	2.00	70	1993	1993	3	70	431	

LAND DESCRIPTION

TOTAL OB/XF 431

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 12/13/2022 BY JS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS