

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 10/9/2020

Parcel: << **36-5S-15-00488-080** >>

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
Owner & Property Info

Result: 1 of 1

Owner	WALFORD DANIEL & GAIL M HUSSAR 340 SW HARTFORD WAY LAKE CITY, FL 32024		
Site			
Description*	LOT 14 BLOCK D SPRING HILLS LOT 14 BLOCK D SPRING HILLS S/D. ORB 629-387. WD 1112-22. S/D. 629-387, WD 1112-22, WD 1419-983		
Area	1.045 AC	S/T/R	36-5S-15
Use Code**	VACANT (000000)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (1)	\$12,385	Mkt Land (1)	\$12,385
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$12,385	Just	\$12,385
Class	\$0	Class	\$0
Appraised	\$12,385	Appraised	\$12,385
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$12,385	Assessed	\$12,385
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,385 city:\$12,385 other:\$12,385 school:\$12,385	Total Taxable	county:\$12,385 city:\$12,385 other:\$12,385 school:\$12,385

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
9/10/2020	\$21,500	1419/0983	WD	V	Q	01
2/16/2007	\$20,000	1112/0022	WD	V	Q	
8/4/1987	\$2,200	629/0387	WD	V	U	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (1.045 AC)	1.00/1.00 1.00/1.00	\$12,385	\$12,385

Search Result: 1 of 1

Inst. Number: 202012014981 Book: 1419 Page: 983 Page 1 of 2 Date: 9/14/2020 Time: 12:57 PM
James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 150.50

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3947CC

Parcel Identification No 36-5S-15-00488-080

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 10th day of September, 2020 between Daniel Walford and Gail M. Hussar, Husband and Wife, whose post office address is 340 SW Hartford Way, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantors, to Nick Alex Shishkov and Jane Shishkov, Husband and Wife, whose post office address is 12073 145th Lane North, Largo, FL 33774, of the County of Pinellas, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 14, Block D, Spring Hills Subdivision, a subdivision as per plat thereof, as recorded in Plat Book 4, Pages 33 and 33A, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


TO HAVE AND TO HOLD the same in fee simple forever.

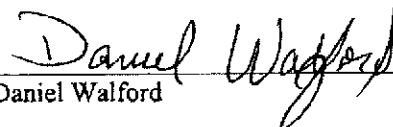
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

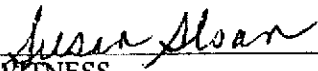
Shishkov 40605


In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

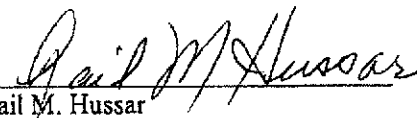
*Signed, sealed and delivered
in our presence:*



WITNESS
PRINT NAME: Robert Stewart


Daniel Walford


WITNESS
PRINT NAME: SUSAN SLOAN


WITNESS
PRINT NAME: Robert Stewart


Gail M. Hussar


WITNESS
PRINT NAME: SUSAN SLOAN

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of September, 2020, Daniel Walford and Gail M. Hussar, who is/are personally known to me or has/have produced FL DL as identification.



Signature of Notary Public

