

# Columbia County Property Appraiser

Jeff Hampton

**2021 Working Values**

updated: 4/15/2021

Parcel: << **09-6S-17-09630-006 (35491)** >>

## Owner & Property Info

Result: 1 of 1

|              |                                                                                         |              |          |
|--------------|-----------------------------------------------------------------------------------------|--------------|----------|
| Owner        | GUSEV VASILY<br>P O BOX 30406<br>FORT LAUDERDALE, FL 33303                              |              |          |
| Site         | 399 MANNING PL, LAKE CITY                                                               |              |          |
| Description* | LOT 6 HEATHERWOOD S/D. 601-680, 798-129, 807-08, POA 826-267, WD 825-270, WD 1373-1642, |              |          |
| Area         | 5.07 AC                                                                                 | S/T/R        | 09-6S-17 |
| Use Code**   | VACANT (0000)                                                                           | 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

| 2020 Certified Values |                 | 2021 Working Values |                 |
|-----------------------|-----------------|---------------------|-----------------|
| Mkt Land              | \$19,604        | Mkt Land            | \$22,855        |
| Ag Land               | \$0             | Ag Land             | \$0             |
| Building              | \$0             | Building            | \$0             |
| XFOB                  | \$0             | XFOB                | \$0             |
| Just                  | \$19,604        | Just                | \$22,855        |
| Class                 | \$0             | Class               | \$0             |
| Appraised             | \$19,604        | Appraised           | \$22,855        |
| SOH Cap [?]           | \$0             | SOH Cap [?]         | \$1,291         |
| Assessed              | \$19,604        | Assessed            | \$22,855        |
| Exempt                | \$0             | Exempt              | \$0             |
| Total Taxable         | county:\$19,604 | Total Taxable       | county:\$21,564 |
|                       | city:\$19,604   |                     | city:\$0        |
|                       | other:\$19,604  |                     | other:\$0       |
|                       | school:\$19,604 |                     | school:\$22,855 |



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 11/28/2018 | \$20,000   | 1373/1642 | WD   | V   | Q                     | 01    |
| 7/29/1996  | \$15,000   | 0825/0270 | WD   | V   | U                     | 11    |
| 11/9/1994  | \$11,500   | 0798/1290 | WD   | V   | U                     | 12    |
| 8/1/1986   | \$11,500   | 0601/0680 | AG   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

## Extra Features & Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

## Land Breakdown

| Code | Desc            | Units               | Adjustments                     | Eff Rate    | Land Value |
|------|-----------------|---------------------|---------------------------------|-------------|------------|
| 0000 | VAC RES (MKT)   | 5.070 AC            | 1.0000/1.0000 1.0000/.6500000 / | \$3,867 /AC | \$19,605   |
| 9945 | WELL/SEPT (MKT) | 1.000 UT (0.000 AC) | 1.0000/1.0000 1.0000/ /         | \$3,250 /UT | \$3,250    |

