LOT 16 HEATHERWOOD S/D.
603-010, WD 827-069, WD 1079-275

GASSERT DOUGLAS
3484 NEWBERRY WAY
SAINT CLOUD, FL 34772

2026

09-6S-17-09630-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9617.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

246 SW STELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	57,000
TOTAL MARKET VALUE	64,300
SOH/AGL Deduction	0
ASSESSED VALUE	64,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,300
TOTAL JUST VALUE	64,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053737	Right-of-Way Acce		07/31/2025
000053699	RV - Recreational		07/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/274	12/19/2024	WD	U	V	11	100
GRANTOR: SUMMERSON CARL C						
GRANTEE: LOT 16 HEATHERWOOD,						
1530/276	12/18/2024	WD	Q	I	01	115,000
GRANTOR: LOT 16 HEATHERWOOD LL						
GRANTEE: GASSERT DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0000	C	VAC RES	0		00	0.00	0.00	5.70	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,000							

REVIEW DATE 08/28/2025 BY randall Total Acres: 5.70 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 10/03/2025 BY SYS