LOT 6 HEATHERWOOD S/D.

601-680, 798-129, 807-08, POA 82

GUSEV VASILIY
399 SW MANNING PL
LAKE CITY, FL 32024

2027

09-6S-17-09630-006

BUILDING CHARACTERISTICS

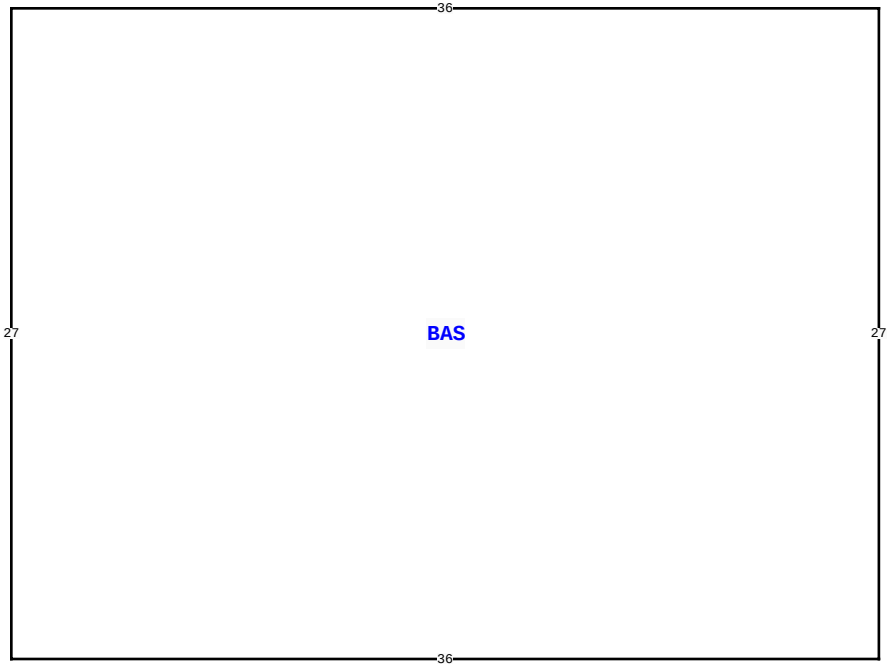
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	972	100		972	93,830
TOTALS	972			972	93,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	972	110.5000	106.08	103,110	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2024 Heated Area: 972 HX Base Yr 2024



399 SW MANNING PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,830
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		42,842
TOTAL MARKET VALUE		146,672
SOH/AGL Deduction		0
ASSESSED VALUE		146,672
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		45,261
TOTAL JUST VALUE		146,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,645

SALE:2:1: WD REPLACING AGREEMENT

SALE:1:1: WD BY POA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041817	Mobile Home		05/26/2021
41468	RV--RECREATIONAL		03/05/2021
39315	TR/TRAILER	0	02/19/2020
38584	PUMP/UTPOL	50	09/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1642	11/28/2018	WD	Q	V	01	20,000
GRANTOR: BARBARA JANDT						
GRANTEE: VASILIY GUSEV						
0825/0270	7/29/1996	WD	U	V	11	15,000
GRANTOR: ROBERT K ROSS BY SAND						
GRANTEE: BARBARA JANDT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=24,16] E36 S27 W36 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	100			0.00	0.00	5.07	AC		1.00	1.00	0.65	13,000.00	8,450.00	42,842							

REVIEW DATE 07/01/2021 BY JB Total Acres: 5.07 Total Land Value: 42,842 Market: 0 Agricultural: 0 Common: 42,842 PRINTED 11/17/2026 BY SYS