LOT 16 HEATHERWOOD S/D.

603-010, WD 827-069, WD 1079-275

GASSERT DOUGLAS
246 SW STELL GLN
LAKE CITY, FL 32024

2027

09-6S-17-09630-016

BUILDING CHARACTERISTICS

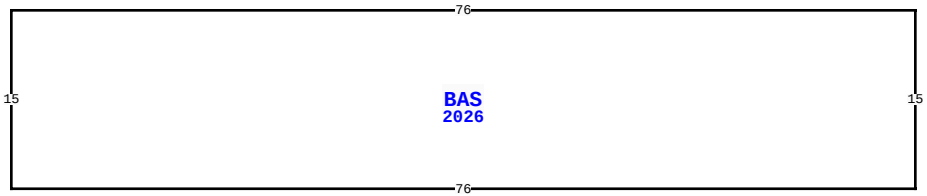
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,140	100	2026	1,140	121,730
TOTALS	1,140			1,140	121,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.5000	108.96	124,214	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1140 HX Base Yr 2026



246 SW STELL GLN, 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	2025	2024		100	7,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,730
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		74,100
TOTAL MARKET VALUE		205,330
SOH/AGL Deduction		0
ASSESSED VALUE		205,330
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,919
TOTAL JUST VALUE		205,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054940	Mobile Home		02/03/2026
000054341	Mobile Home		10/28/2025
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

BAS=[YR=2026;ORIG=-55,-10] E76 S15 W76 N15 $

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LAND DESCRIPTION

TOTAL OB/XF 9,500

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		00	0.00	0.00	5.70	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,100							

REVIEW DATE 03/16/2026 BY justin Total Acres: 5.70 Total Land Value: 74,100 Market: 0 Agricultural: 0 Common: 74,100 PRINTED 11/17/2026 BY SYS