

BEG AT NE COR LOT 1 PHASE 8 WOOD
NE 146.01 FT TO SW STLY R/W LINE
SE ALONG R/W 374.84 FT SW 216.57

BESSONOFF VLADIMIR/BESSONOFF STAVROS
225 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

23-3S-16-02270-007



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 63,000 TOTAL MARKET VALUE 63,000 SOH/AGL Deduction 0 ASSESSED VALUE 63,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 63,000 TOTAL JUST VALUE 63,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 63,000										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM																											
NEIGHBORHOOD/LOC 23316.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1500/540 9/28/2023 WD Q V 01 79,500 GRANTOR: NETTLES REBEKAH GABRI GRANTEE: BESSONOFF VLADIMIR 1443/2357 7/23/2021 WD Q V 01 59,000 GRANTOR: DOUGLAS HERMAN GRANTEE: NETTLES REBEKAH GAB										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						3484 NW LAKE JEFFERY RD, LAKE CITY											BUILDING DIMENSIONS										
L N	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											
																	BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE										
																	05/11/2023 MLU										
																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	2.50	LT		1.00	1.00	0.90	28,000.00	25,200.00	63,000										
REVIEW DATE 10/23/2023 BY ME Total Acres: 2.50 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 06/09/2026 BY SYS																											