LOT 2 DARWIN L PERRY S/D.
WD 1022-1347,

NAVARRO MARIA
3862 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

25-5S-15-00479-202

BUILDING CHARACTERISTICS

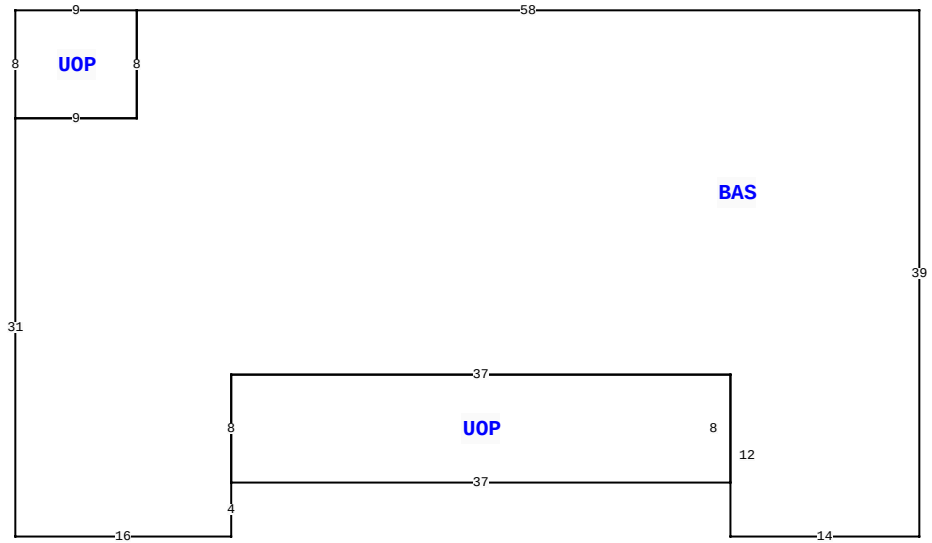
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	25515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100		2,097	127,826
UOP	72	25		18	1,097
UOP	296	25		74	4,511
TOTALS	2,465			2,189	133,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,189	117.9000	110.83	242,607	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 2097 HX Base Yr



3862 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,434
TOTAL MARKET OB/XF VALUE	14,730
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	203,164
SOH/AGL Deduction	40,780
ASSESSED VALUE	162,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,384
TOTAL JUST VALUE	203,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21305	M H	123	12/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/1347	8/02/2004	WD	Q	V		25,000

GRANTOR: DARWIN L PERRY
GRANTEE: MARIA NAVARRO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 UOP= W9 S8 E9 N8$ S8 W9 S31 E16 N4 UOP= E37 N8 W37 S8$ N8 E37 S12 E14 N39$.

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	0294	SHED WOOD/	0	0	12	24	288.00	UT	7.50	7.50	100	2003	2003	3	100	2,160	
2	0060	CARPORT F	0	0	21	26	546.00	UT	5.00	5.00	100	2005	2005	3	100	2,730	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	0	10	26	260.00	UT	4.00	4.00	100	2005	2005	3	100	1,040	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 14,730

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/22/2016 BY DF Total Acres: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS