5 AC IN NW COR OF SW1/4 OF SW1/4
AS FOLLOWS: BEG AT NW COR OF SW1
RUN E 466.69 FT, S 466.69 FT, W

RAKIJASIC W ERIC/RAKIJASIC STACY
3883 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

30-5S-16-03742-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

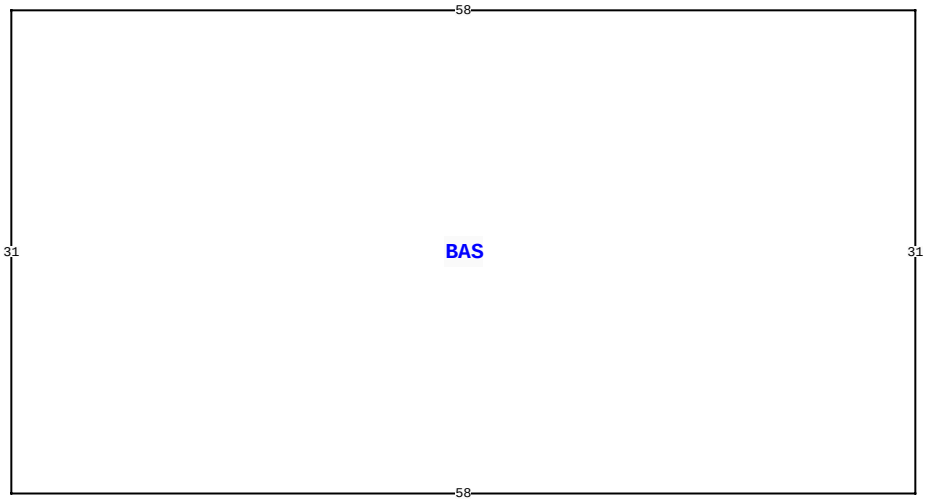
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	195,473
TOTALS	1,798			1,798	195,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,798	113.5000	116.90	210,186	2021	2021	0	0	0	7.00	93.00

4 MANUF 3 100% - 2022 Heated Area: 1798 HX Base Yr 2022



3883 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,473
TOTAL MARKET OB/XF VALUE		15,300
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		260,773
SOH/AGL Deduction		56,932
ASSESSED VALUE		203,841
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,119
TOTAL JUST VALUE		260,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,977

XFOB:1:1: WINC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042307	Mobile Home		07/12/2021
34537	M H	75	10/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2165	3/04/2021	WD	Q	I	01	56,200
GRANTOR: CAIN CHARLES						
GRANTEE: RAKIJASIC W ERIC						
1429/813	2/01/2021	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CAIN CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=23,17] E58 S31 W58 N31 $
.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 10/26/2021 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/21/2025 BY SYS