

LOT 16 NICELY ACRES S/D.  
706-398, 821-1330, 844-795, WD 1

SAKHNIUK ANDRII/SAKHNIUK KATERYNA  
1381 SW HOWELL ST  
LAKE CITY, FL 32024

**2026**

04-6S-17-09597-116  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		1,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MODULAR	1	0%	- 0							
Heated Area: 1620						HX Base Yr					
BLD DATE		LGL DATE		05/08/2026	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,744
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		28,575
TOTAL MARKET VALUE		186,319
SOH/AGL Deduction		17,491
ASSESSED VALUE		168,828
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		168,828
TOTAL JUST VALUE		186,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,598

SALE:3:1: PARCEL 16 NICELY ACRES-VACANT  
SALE:1:1: SALE TOOK PLACE IN '96/ INCLUDED 09597-1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37723	M H	375	02/07/2019
11740	M H	125	10/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/2039	4/13/2026	WD Q	Q	I	01	40,000
GRANTOR: TRUCK STOP 75 LLC						
GRANTEE: SAKHNIUK ANDRII						
1365/1640	7/20/2018	WD Q	Q	I	05	125,000
GRANTOR: EUVARGAIN AMPARO INDI						
GRANTEE: TRUCK STOP 75 LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	0	0	0		7,000.00	100		

TOTAL OB/XF											
7,000											

**BUILDING NOTES**

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.27	AC		1.00	1.00	1.25	18,000.00	22,500.00	28,575							