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

2027

04-6S-17-09597-116

BUILDING CHARACTERISTICS

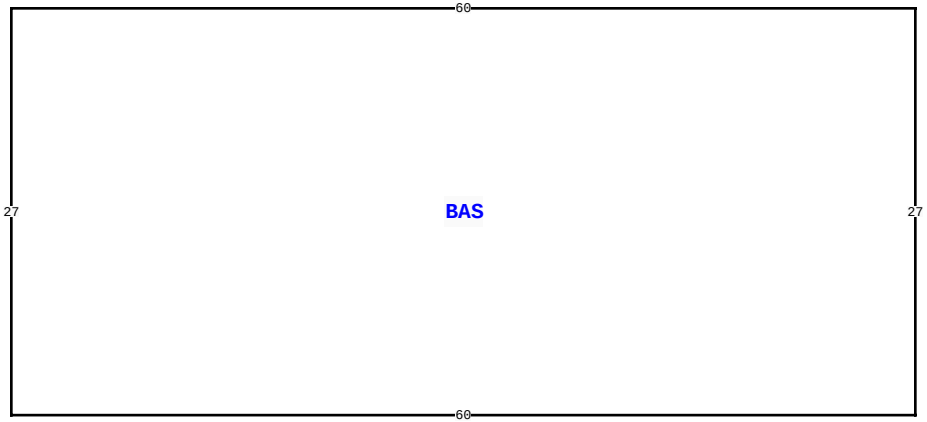
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	149,170
TOTALS	1,620			1,620	149,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,620	113.9000	107.07	173,453	2018	2018	0	0	0	14.00	86.00

2 MODULAR 1 0% - 0 Heated Area: 1620 HX Base Yr



1381 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,170
TOTAL MARKET OB/XF VALUE	9,700
TOTAL LAND VALUE - MARKET	28,575
TOTAL MARKET VALUE	187,445
SOH/AGL Deduction	0
ASSESSED VALUE	187,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,445
TOTAL JUST VALUE	187,445
NCON VALUE	2,700
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,745

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	U	I	37	40,000
GRANTOR: TRUCK STOP 75 LLC						
GRANTEE: SAKHNIUK ANDRII						
1365/1640	7/20/2018	WD	Q	I	05	125,000
GRANTOR: EUVARGAIN AMPARO INDI						
GRANTEE: TRUCK STOP 75 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,700

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		00	0.00	0.00	1.27	AC		1.00	1.00	1.25	18,000.00	22,500.00	28,575							

REVIEW DATE 08/24/2026 BY TP Total Acres: 1.27 Total Land Value: 28,575 Market: 0 Agricultural: 0 Common: 28,575 PRINTED 11/17/2026 BY SYS