

S 1547.83 FT OF E 1547.83 FT OF
COR SEC, RUN W 808.33 FT, N 808.
FT, S 808.33 FT TO POB.

SAKHNIUK ANDRII
1381 SW HOWELL ST
LAKE CITY, FL 32024

2026

29-2S-16-01782-003


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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 160,000 TOTAL MARKET VALUE 160,000 SOH/AGL Deduction 6,000 ASSESSED VALUE 154,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 154,000 TOTAL JUST VALUE 160,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 140,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1513/682</td> <td>4/16/2024</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>300,000</td> </tr> </tbody> </table> GRANTOR: PARNELL GERALD R GRANTEE: SAKHNIUK ANDRII 0907/0396 7/05/2000 WD Q V 01 100 GRANTOR: MARY PARNELL JACKSON GRANTEE: GERALD R JACKSON (D)										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1513/682	4/16/2024	WD	Q	V	01	300,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1513/682	4/16/2024	WD	Q	V	01	300,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/18/2026 MLU 05/15/2022 SPF																							
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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
LAND DESCRIPTION										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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9900	C	AC NON-AG	0					40.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	160,000																										
REVIEW DATE 05/18/2026 BY MLU Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 06/23/2026 BY SYS																																											