

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

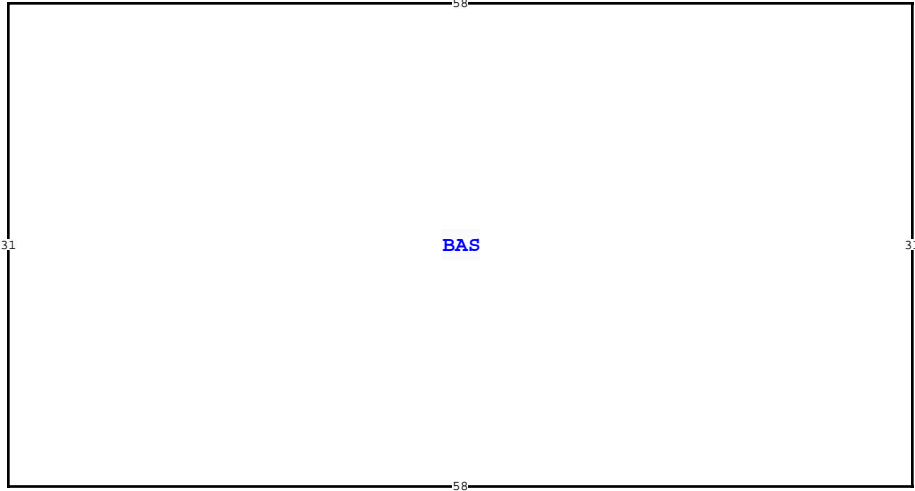
2026

30-5S-16-03742-003



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	VINYL SID	100	
Exterior Wall	00	N/A	0	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	08	SHT VINYL	50	
Interior Floor	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
BAS	1,798	100		1,798
				189,788
TOTALS	1,798			1,798
				189,788

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4	MANUF	3	100%	- 2022	Heated Area: 1798			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,788
TOTAL MARKET OB/XF VALUE			21,400
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			276,188
SOH/AGL Deduction			66,183
ASSESSED VALUE			210,005
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			158,594
TOTAL JUST VALUE			276,188
NCON VALUE			8,700
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						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0261	PRCH, UOP	0	100	0	0			0.00	100	2019	2019	3	100	300	
2	0296	SHED METAL	0	100	0	0			0.00	100	2019	2019	3	100	2,500	
3	0296	SHED METAL	0	100	0	0			0.00	100	2019	2019	3	100	2,500	
4	9945	Well/Sept	0	100	0	0			7,000.00	100				3	100	7,000
5	9947	Septic	0	100	0	0			3,000.00	100				3	100	3,000
7	9910	RV SITE/RE	0	100	0	0			2,000.00	100	2026	2025		100	2,000	
8	0080	DECKING	0	100	0	0			1,500.00	100	2026	2025		100	1,500	
9	0169	FENCE/WOOD	0	100	0	0			2,600.00	100	2026	2025		100	2,600	

TOTAL OB/XF													21,400				
BLD DATE													LGL DATE				
XF DATE													LAND DATE				
INC DATE													AG DATE				
3883 SW ICHETUCKNEE AVE, LAKE CITY													05/06/2026 MLU				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=23,17] E58 S31 W58 N31 \$												

LAND DESCRIPTION													TOTAL OB/XF													21,400				
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	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000													
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000													