

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 6/24/2021

Parcel: << **30-5S-16-03742-003 (18563)** >>

Owner & Property Info

Result: 1 of 1

Owner	RAKIJASIC W ERIC RAKIJASIC STACY 3883 SW ICHETUCKNEE AVE LAKE CITY, FL 32024		
Site	3883 SW ICHETUCKNEE AVE, LAKE CITY		
Description*	5 AC IN NW COR OF SW1/4 OF SW1/4, ALSO DESC AS FOLLOWS: BEG AT NW COR OF SW1/4 OF SW1/4, RUN E 466.69 FT, S 466.69 FT, W 466.69 FT, N 466.69 FT TO POB. 682-481, 792-1621, 995- 1906, QC 1285-2202, WD 1319-2381, CT 1429-813, WD 1431-2165,		
Area	5 AC	S/T/R	30-5S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$34,192	Mkt Land	\$34,500
Ag Land	\$0	Ag Land	\$0
Building	\$5,684	Building	\$7,817
XFOB	\$5,300	XFOB	\$5,300
Just	\$45,176	Just	\$47,617
Class	\$0	Class	\$0
Appraised	\$45,176	Appraised	\$47,617
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$45,176	Assessed	\$47,617
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$45,176 city:\$45,176 other:\$45,176 school:\$45,176	Total Taxable	county:\$47,617 city:\$0 other:\$0 school:\$47,617



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/4/2021	\$56,200	1431/2165	WD	I	Q	01
2/1/2021	\$100	1429/0813	CT	I	U	18
8/1/2016	\$39,900	1319/2381	WD	I	Q	01
11/26/2014	\$100	1285/2202	QC	I	U	11
9/25/2003	\$100	0995/1906	WD	I	U	01
6/29/1994	\$19,000	0792/1621	WD	I	U	12
4/21/1989	\$1,500	0682/0481	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1970	672	672	\$7,817

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0261	PRCH, UOP	2019	\$300.00	1.00	0 x 0
0296	SHED METAL	2019	\$2,500.00	1.00	0 x 0
0296	SHED METAL	2019	\$2,500.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$24,000
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$6,000
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250
9947	SEPTIC (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$1,250 /UT	\$1,250

Search Result: 1 of 1