

AKA LOT 15 MIMOSA ACRES UNREC: B
NE1/4, SW1/4 E 507.73 FT, S 859.
W 507.73 FT, N 858.73 FT TO POB.

RENTZ KENNETH J/RENTZ SONG H
285 SW GUARD GLN
LAKE CITY, FL 32024

2026

25-4S-15-00385-115



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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	25415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	62,326
TOTALS	2,280			2,280	62,326

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	2.02
2	5600	A	TIMBER 3	100			0.00	0.00	18.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	18.00

REVIEW DATE 06/28/2016 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	113.9000	68.34	155,815	2003	2003	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2004 Heated Area: 2280 HX Base Yr 2004											
BAS											
285 SW GUARD GLN, LAKE CITY											

TOTAL OB/XF											
8,200											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2005
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2005

TOTAL OB/XF											
8,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	2.02	AC	1.00
2	5600	A	TIMBER 3	100			0.00	0.00	18.00	AC	1.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	18.00	AC	1.00

Total Acres: 20.02 Total Land Value: 23,238 Market: 144,000 Agricultural: 5,058 Common: 18,180

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3		Tax Dist:						
BUILDING MARKET VALUE				62,326				
TOTAL MARKET OB/XF VALUE				8,200				
TOTAL LAND VALUE - MARKET				162,180				
TOTAL MARKET VALUE				93,764				
SOH/AGL Deduction				17,534				
ASSESSED VALUE				76,230				
TOTAL EXEMPTION VALUE		HX HB		51,230				
BASE TAXABLE VALUE				25,000				
TOTAL JUST VALUE				232,706				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				237,380				
SALE:2:1: 10.01 AC---W,S,E								
SALE:1:1: QC BACK TO FORMER OWNER								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20456		M H		125		02/26/2003		
15949		M H		125		08/25/1999		
14876		M H		125		12/22/1998		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/0395		10/26/2007		WD	Q	I	04	100
GRANTOR:DEAS BULLARD PROPRTI								
GRANTEE:KENNETH J & SONG H								
1003/0606		10/21/2002		CD	Q	V	01	60,000
GRANTOR:DEAS BULLARD PROPRTI								
GRANTEE:KENNETH J & SONG H								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W76 S30 E76 N30\$.								

TOTAL OB/XF											
8,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	2.02	AC	1.00
2	5600	A	TIMBER 3	100			0.00	0.00	18.00	AC	1.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	18.00	AC	1.00

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