COMM SE COR, RUN N 39 FT, W 616.
1051.01 FT FOR POB, CONT N 346.2
633.16 FT, S 346.25 FT, E 629.14

GUERRERO RAUL/RODEZNO ROSA I
276 SW KEGAL WAY
LAKE CITY, FL 32024

2026

12-4S-15-00347-026

COLUMBIA COUNTY PROPERTY

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 0200 MOBILE HOME

MAP NUM | MKT AREA 01

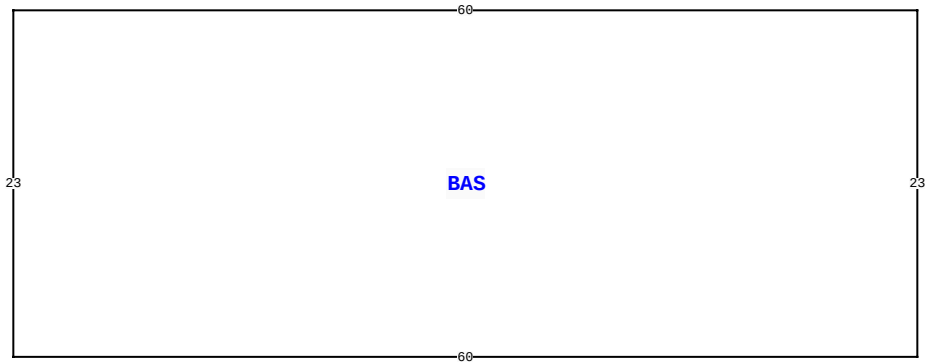
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	81,266
TOTALS	1,380			1,380	81,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,380	113.9000	107.07	147,757	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1380 HX Base Yr 2021



276 SW KEGEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,266
TOTAL MARKET OB/XF VALUE		16,095
TOTAL LAND VALUE - MARKET		55,220
TOTAL MARKET VALUE		152,581
SOH/AGL Deduction		52,500
ASSESSED VALUE		100,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,359
TOTAL JUST VALUE		152,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0161	5/29/2013	WD	U	I	12	46,500
GRANTOR: CAPITAL CITY BANK						
GRANTEE: RAUL GUERRERO & ROS						
1244/2399	10/31/2012	CT	U	I	18	105,000
GRANTOR: CLERK OF COURT (ROSA						
GRANTEE: CAPITAL CITY BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S23 E60 N23$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 16,095

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	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.02 Total Land Value: 55,220 Market: 0 Agricultural: 0 Common: 55,220 PRINTED 11/10/2025 BY SYS