LOT 33-A DOUBLE RUN ACRES LOT
33 REPLAT.

S & K RENTAL & INVESTMENTS LLC
6355 SE CR-245
LAKE CITY, FL 32025

**2026**

**17-3S-17-04971-051**

## 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 |

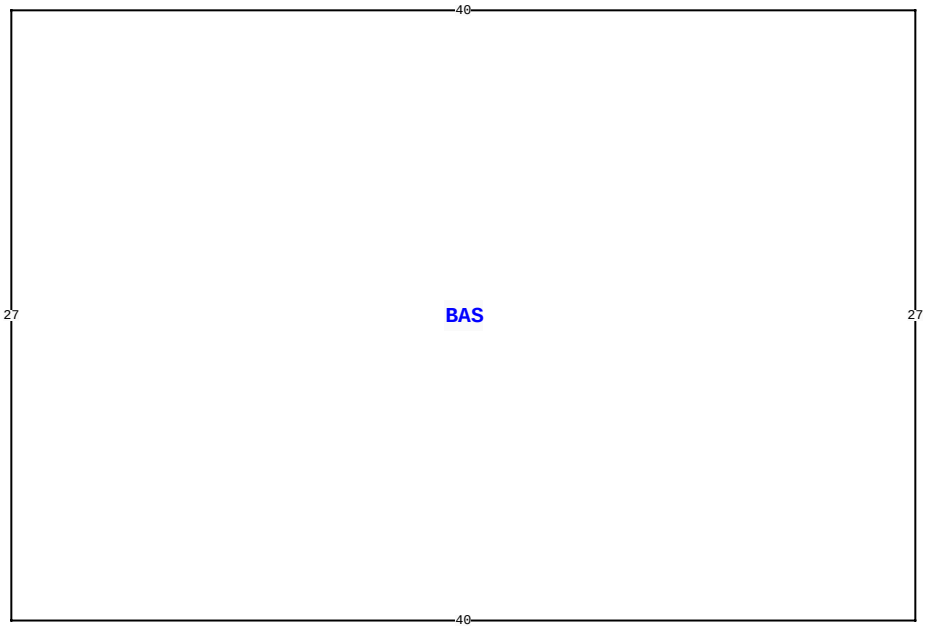
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 17317.040 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | | 1,080 | 29,523 |
| TOTALS | 1,080 | | | 1,080 | 29,523 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,080 | 113.9000 | 68.34 | 73,807 | 1987 | 1987 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1080 HX Base Yr




477 NE REBECCA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 29,523 |
| TOTAL MARKET OB/XF VALUE | 10,000 |
| TOTAL LAND VALUE - MARKET | 11,562 |
| TOTAL MARKET VALUE | 51,085 |
| SOH/AGL Deduction | 10,754 |
| ASSESSED VALUE | 40,331 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 40,331 |
| TOTAL JUST VALUE | 51,085 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 51,085 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28702 | M H | 445 | 07/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,000

| 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 | 0 | | A-1 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.25 | 18,500.00 | 23,125.00 | 11,562 | | | | | | | |

REVIEW DATE 08/18/2015 BY DF Total Acres: 0.50 Total Land Value: 11,562 Market: 0 Agricultural: 0 Common: 11,562 PRINTED 11/17/2025 BY SYS