LOT 2 LOBLOLLY ADDITION S/D.
786-697, 851-1288, 851-1288, 856

S & K RENTAL AND INVESTMENTS LLC
6355 SE COUNTY RD 245
LAKE CITY, FL 32024

2026

22-4S-16-03086-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

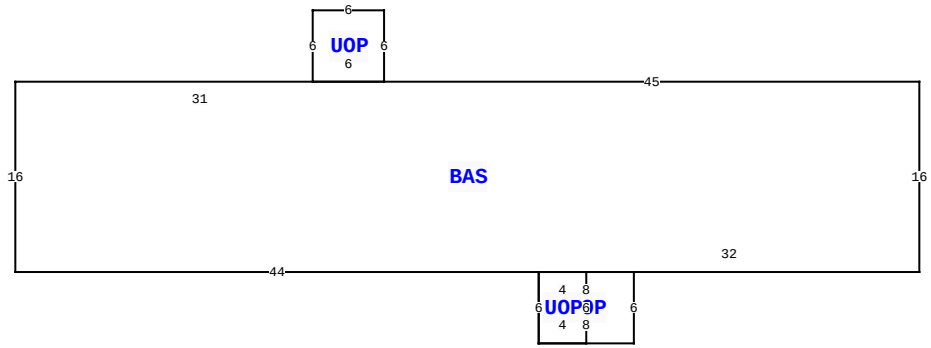
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,824
UOP	24	25		6	167
UOP	36	25		9	250
UOP	48	25		12	334
TOTALS	1,324			1,243	34,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,243	115.9000	69.54	86,438	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



151 SW LAMBOY CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,575
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	60,675
SOH/AGL Deduction	3,922
ASSESSED VALUE	56,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,753
TOTAL JUST VALUE	60,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,675

SALE:3:1: SALE FOR VACANT LAND ASSESSED FOR 9945
PRMT:2:1: ROBERTS
SALE:2:1: MH MUST BE GONE
BLDG:1:1: SKYL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13866	M H	125	04/08/1998
8098	M H	125	02/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1373/2022	12/05/2018	WD	U	I	37	35,000
GRANTOR: BETSY L MEADS						
GRANTEE: S & K RENTAL AND IN						
0856/2293	4/09/1998	WD	Q	V		11,500
GRANTOR: PRIEST & RAY						
GRANTEE: ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UOP= N6 W6 S6 E6$ W31 S16 E44 UOP= S6 E8 N6 W8$ UOP= S6 E4 N6 W4$ E32 N16$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS