

BEG INTERS N LINE OF NW1/4 OF SW
CR-133, RUN W 357 FT, S 40 FT FO
W 110 FT, S 448.75 FT, E 110 FT,

S & K RENTAL AND INVESTMENTS, LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

22-4S-17-08676-002



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 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	02	02 100			
Quality	04	04			
DOR CODE	2802 MH PARK				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	22417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	26,215
TOTALS	1,152			1,152	26,215

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,152	94.8195	56.89	65,537	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025				Heated Area: 1152				HX Base Yr					
24 48 BAS 48 24													

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

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 8																
ELEMENT		CD	26		03		0800		MDL	02	784		100.8045		60.48		47,416		1983		1983		0		0		60.00		40.00							
Exterior Wall		03	ALM SIDING 100		3		MOBILE HME		0%		- 2025		Heated Area: 784		HX Base Yr		Tax Group: 3		Tax Dist:		BUILDING MARKET VALUE		164,830		TOTAL MARKET OB/XF VALUE		25,510		TOTAL LAND VALUE - MARKET		15,820					
Roof Structure		03	GABLE/HIP 100		12		MODULAR MT 100		08		SHT VINYL 10		03		CENTRAL 100		04		AIR DUCTED 100		2 100		2 100		1. 100		01		CONV 100		0 100					
Roof Cover		12	MODULAR MT 100		05		DRYWALL 100		14		CARPET 90		08		SHT VINYL 10		03		CENTRAL 100		04		AIR DUCTED 100		2 100		2 100		1. 100		01		CONV 100			
Interior Wall		05	DRYWALL 100		14		CARPET 90		08		SHT VINYL 10		03		CENTRAL 100		04		AIR DUCTED 100		2 100		2 100		1. 100		01		CONV 100		0 100					
Interior Floo		14	CARPET 90		08		SHT VINYL 10		03		CENTRAL 100		04		AIR DUCTED 100		2 100		2 100		1. 100		01		CONV 100		0 100		02		02 100					
Interior Floo		08	SHT VINYL 10		03		CENTRAL 100		04		AIR DUCTED 100		2 100		2 100		1. 100		01		CONV 100		0 100		02		02 100		01		CONV 100					
Air Condition		03	CENTRAL 100		04		AIR DUCTED 100		2 100		2 100		1. 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100			
Heating Type		04	AIR DUCTED 100		2 100		2 100		1. 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100			
Bedrooms			2 100		2 100		1. 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100					
Bathrooms			2 100		2 100		1. 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100					
Stories		1.	1. 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100			
Architectual		01	CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100			
Units		02	02 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100			
Condition Adj		02	02 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100		01		CONV 100		0 100		02		02 100			
Quality		04	04		2802		MH PARK		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		22417.00		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE					
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MAP NUM			MKT AREA		02		NEIGHBORHOOD/LOC		22417.00		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		784		18,966		TOTALS		784		18,966	
NEIGHBORHOOD/LOC		22417.00	1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		784		18,966		TOTALS		784		18,966		TOTALS		784		18,966			
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		784		18,966		TOTALS		784		18,966		TOTALS		784		18,966		TOTALS		784		18,966			
BAS		784	100				784		18,966																											

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