COMM NE COR OF SEC, RUN S 1854.8 FT FOR POB, RUN SW 196.22 FT TO ALONG R/W 109.79 FT, NE 200 FT,

RENTZ WILUNDA
1533 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

25-3S-16-02289-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

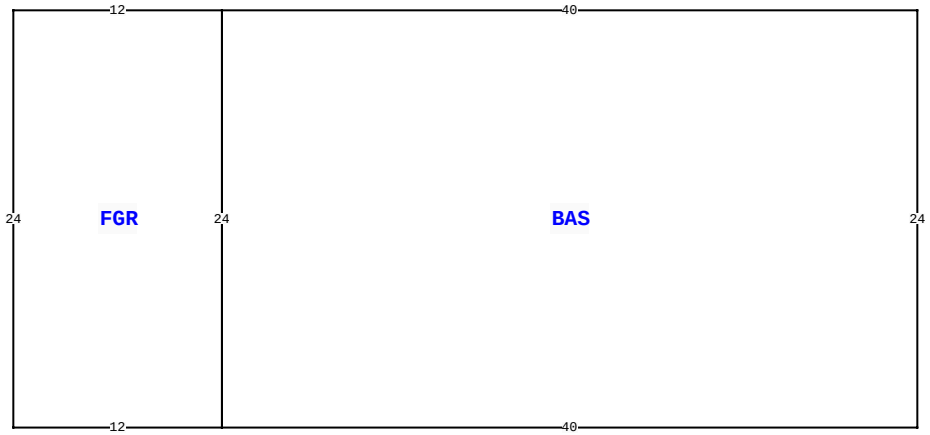
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	82,692
FGR	288	55		158	13,610
TOTALS	1,248			1,118	96,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,118	118.3200	132.52	148,157	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 960 HX Base Yr 2003



1533 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,302
TOTAL MARKET OB/XF VALUE		1,698
TOTAL LAND VALUE - MARKET		10,126
TOTAL MARKET VALUE		108,126
SOH/AGL Deduction		42,667
ASSESSED VALUE		65,459
TOTAL EXEMPTION VALUE	HX HB	40,459
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/828	8/13/2023	WD	U	I	11	100
GRANTOR: RENTZ KHALID T						
GRANTEE: RENTZ WILUNDA						
0953/0532	5/07/2002	WD	Q	I		48,000
GRANTOR: INGOE						
GRANTEE: KHALID RENTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FGR= W12 S24 E12 N24$ S24 E40 N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	928	
2	0120	CLFENCE 4	0	100	0	0	100.00	UT	4.50	4.50	60	1993	1993	3	60	270	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,698

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	0100	C	SFR	100		00	0.00	0.00	0.43	AC		1.00	1.00	1.57	15,000.00	23,550.00	10,126							

REVIEW DATE 05/19/2023 BY JB Total Acres: 0.43 Total Land Value: 10,126 Market: 0 Agricultural: 0 Common: 10,126 PRINTED 10/21/2025 BY SYS