

RENTZ KENNETH J/RENTZ SONG H  
285 SW GUARD GLN  
LAKE CITY, FL 32024

25-4S-15-00385-115

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

3103

VINYL SID 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Stories

030514080304

COMP SHNGL 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100 4 100 2 100 1. 100

Architectual Units Condition Adj Kitchen Adjus

010301

CONV 100 0 100 03 100 01 100

Quality

05 05

DOR CODE

5000IMPROVED AG

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

25415.0101.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,2801002,28062,326

TOTALS

2,2802,28062,326

EXTRA FEATURES

285 SW GUARD GLN, LAKE CITY

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10190FPLC PF0100001.00UT1,200.001,200.001002005200531001,200

29945Well/Sept0100001.00UT7,000.007,000.0010031007,000

LAND DESCRIPTION

TOTAL OB/XF8,200

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100000.000.002.02AC1.001.001.009,000.009,000.0018,180

25600ATIMBER 3100000.000.0018.00AC1.001.001.00281.00281.005,058

39910MMKT.VAL.AG000.000.0018.00AC1.001.001.008,000.008,000.00144,000

REVIEW DATE06/28/2016BYDFTotal Acres: 20.02Total Land Value: 23,238Market: 144,000Agricultural: 5,058Common: 18,180PRINTED 10/10/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % NORM % CONDO8000022,280113.900068.34155,815200320030060.0040.00

MOBILE HME100% - 2004Heated Area: 2280HX Base Yr2004

7630

BAS

3076

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 3Tax Dist:

BUILDING MARKET VALUE62,326TOTAL MARKET OB/XF VALUE8,200TOTAL LAND VALUE - MARKET162,180TOTAL MARKET VALUE93,764SOH/AGL Deduction17,326ASSESSED VALUE76,438TOTAL EXEMPTION VALUE50,722BASE TAXABLE VALUE25,716TOTAL JUST VALUE232,706NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE237,380

SALE:2:1: 10.01 AC--W,S,E  
SALE:1:1: QC BACK TO FORMER OWNER

PERMIT NUMDESCRIPTIONAMTISSUED

20456M H12502/26/2003

15949M H12508/25/1999

14876M H12512/22/1998

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1135/039510/26/2007WDQ QI04100

GRANTOR: DEAS BULLARD PROPERTII  
GRANTEE: KENNETH J & SONG H  
1003/060610/21/2002CDQ QV0160,000  
GRANTOR: DEAS BULLARD PROPERTII  
GRANTEE: KENNETH J & SONG H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30\$.