

LOT 5 MYRTIS ESTATES UNIT 1.
758-1261, 770-997, 996-197, 996-

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

2026

11-5S-17-09208-105
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2	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	02
NEIGHBORHOOD/LOC	11517.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		25,480

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MOBILE HME	0%	0		68.94	63,701	1995	1995	0	0	60.00	40.00													
				Heated Area: 924					HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				25,480	
TOTAL MARKET OB/XF VALUE				7,300	
TOTAL LAND VALUE - MARKET				22,000	
TOTAL MARKET VALUE				54,780	
SOH/AGL Deduction				9,352	
ASSESSED VALUE				45,428	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				45,428	
TOTAL JUST VALUE				54,780	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				47,780	
SALE:3:1: WD REPL ARTICLE OF AGREEM & CLEARING TIT					
SALE:2:1: LOT 5, UNIT 1, MYRTIS ESTATES					
SALE:1:1: ASSIGNMENT OF AGREEMENT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
9539	M H	125	03/29/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/1911	6/24/2016	WD	Q	I	01	35,000
GRANTOR: JEFFREY R & SHEILA L						
GRANTEE: S & K RENTAL & INVE						
1070/0514	12/30/2005	WD	Q	I		48,000
GRANTOR: JOSHUA AND AMY MCCARD						
GRANTEE: CONFIDENTIAL						

EXTRA FEATURES																	
L N	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	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
1052 SE MYRTIS RD, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/08/2026
														INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	106.00	300.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							