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

2027

11-5S-17-09208-105

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		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

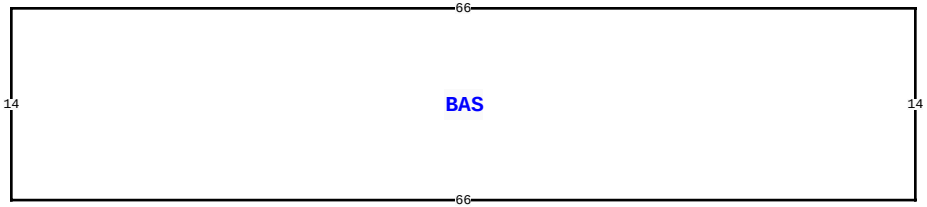
NEIGHBORHOOD/LOC 11517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,480
TOTALS	924			924	25,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	114.9000	68.94	63,701	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



1052 SE MYRTIS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	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	

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	4,809
ASSESSED VALUE	49,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,971
TOTAL JUST VALUE	54,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,780

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	106.00	300.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/04/2017 BY BC Total Acres: 0.73 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS