

COMM SE COR, RUN N 39 FT, W 616.
1051.01 FT FOR POB, CONT N 346.2
633.16 FT, S 346.25 FT, E 629.14

GUERRERO RAUL/RODEZNO ROSA I
276 SW KEGAL WAY
LAKE CITY, FL 32024

2026

12-4S-15-00347-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,380	100	
TOTALS	1,380		1,380
			81,266

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2021	Heated Area: 1380			HX Base Yr 2021			
TOTALS											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			81,266
TOTAL MARKET OB/XF VALUE			16,095
TOTAL LAND VALUE - MARKET			60,240
TOTAL MARKET VALUE			157,601
SOH/AGL Deduction			57,812
ASSESSED VALUE			99,789
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			48,378
TOTAL JUST VALUE			157,601
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0161	5/29/2013	WD	U	I	12	46,500
GRANTOR: CAPITAL CITY BANK						
GRANTEE: RAUL GUERRERO & ROS						
1244/2399	10/31/2012	CT	U	I	18	105,000
GRANTOR: CLERK OF COURT (ROSA						
GRANTEE: CAPITAL CITY BANK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/22/2026 MLU					
276 SW KEGEL WAY, LAKE CITY											
TOTALS											
16,095											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S23 E60 N23\$.											

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	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							