E1/2 OF THE FOLLOWING: COMM INTE
OF NW1/4 & W R/W US-441, RUN N 5
R/W HOWARD AVE FOR POB, RUN W 20

S & K RENTAL AND INVESTMENTS LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

20-3S-17-05521-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

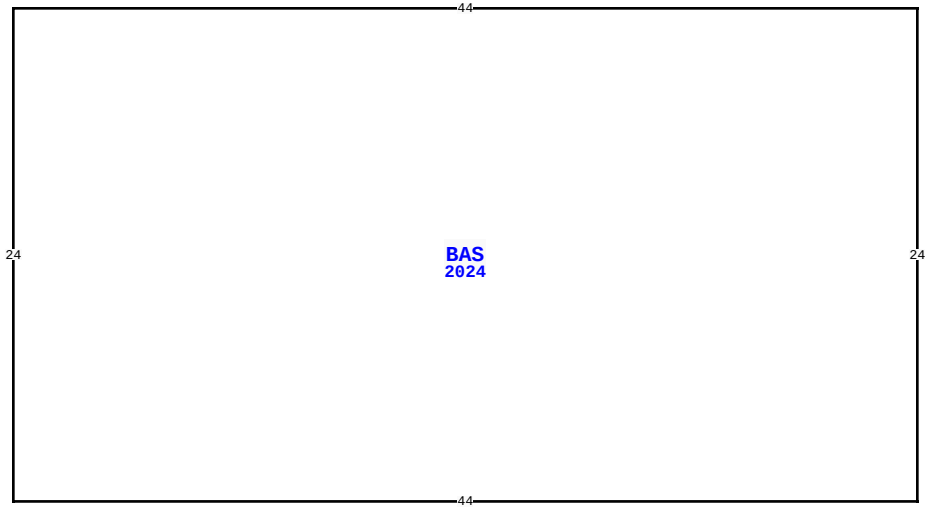
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2024	1,056	56,349
TOTALS	1,056			1,056	56,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,056	115.5000	97.02	102,453	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1056 HX Base Yr



123 NW GUERDON ST, 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	56,349
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	61,349
SOH/AGL Deduction	0
ASSESSED VALUE	61,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,349
TOTAL JUST VALUE	61,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044464	Mobile Home		05/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/84	7/23/2021	QC	U	V	11	100

GRANTOR: S & K RENTAL AND INVE
GRANTEE: S & K RENTAL AND IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,11] E44 S24 W44 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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF/MH	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000							

REVIEW DATE 04/05/2023 BY RP Total Acres: 0.23 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 05/12/2026 BY SYS