AKA LOT 15 MIMOSA ACRES UNREC: B
NE1/4, SW1/4 E 507.73 FT, S 859.
W 507.73 FT, N 858.73 FT TO POB.

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

2026

25-4S-15-00385-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

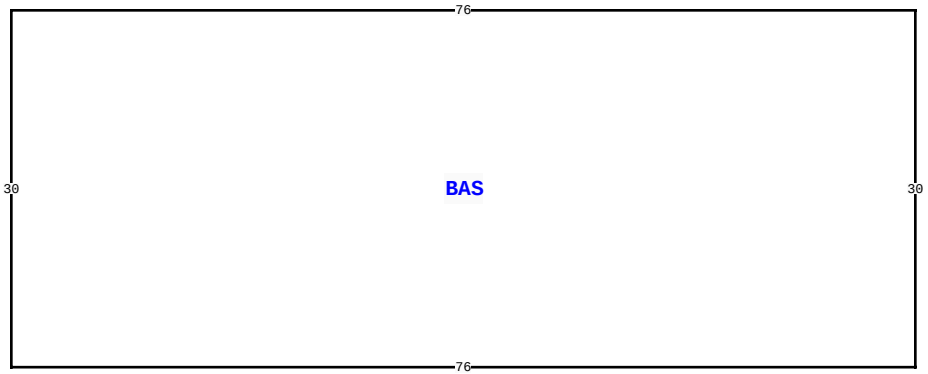
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	66,594
TOTALS	2,280			2,280	66,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	115.9000	73.02	166,486	2003	2003	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 2280 HX Base Yr 2004



285 SW GUARD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,594
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		180,180
TOTAL MARKET VALUE		98,032
SOH/AGL Deduction		21,802
ASSESSED VALUE		76,230
TOTAL EXEMPTION VALUE	HX HB	51,230
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		254,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,380

SALE:2:1: 10.01 AC---W,S,E

SALE:1:1: QC BACK TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055162	Roof Replacement	12,600	03/04/2026
20456	M H	125	02/26/2003
15949	M H	125	08/25/1999
14876	M H	125	12/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/0395	10/26/2007	WD	Q	I	04	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: KENNETH J & SONG H						
1003/0606	10/21/2002	CD	Q	V	01	60,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: KENNETH J & SONG H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100		00	0.00	0.00	2.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,180							
2	5600	A	TIMBER 3	100			0.00	0.00	18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	162,000							

REVIEW DATE 06/04/2025 BY KS Total Acres: 20.02 Total Land Value: 23,238 Market: 162,000 Agricultural: 5,058 Common: 18,180 PRINTED 05/08/2026 BY SYS