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

**2027**

**25-4S-15-00385-115**

## BUILDING CHARACTERISTICS

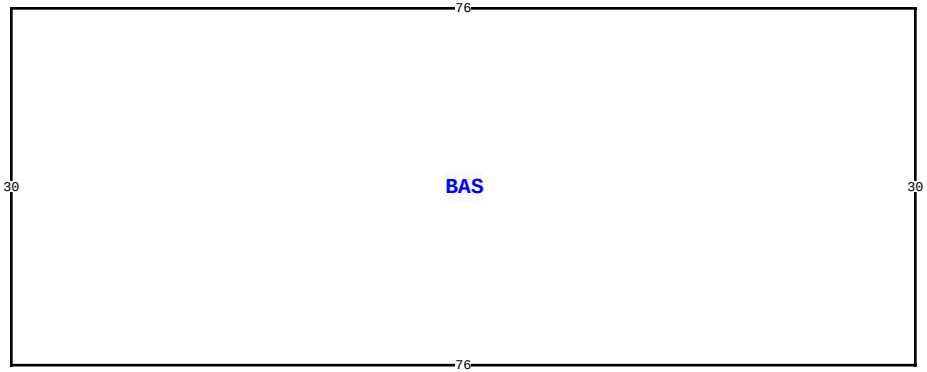
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 63,420 |
| TOTALS | 2,280 | | | 2,280 | 63,420 |

## 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 | 69.54 | 158,551 | 2003 | 2003 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2027 Heated Area: 2280 HX Base Yr




285 SW GUARD GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 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 | 63,420 |
| TOTAL MARKET OB/XF VALUE | 8,200 |
| TOTAL LAND VALUE - MARKET | 180,180 |
| TOTAL MARKET VALUE | 94,858 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 94,858 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,858 |
| TOTAL JUST VALUE | 251,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 251,800 |

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$.

## 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 | 0 | | 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 | 0 | | | 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 11/17/2026 BY SYS