

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


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,280	100	
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
1	MOBILE HME	100%	- 2004		Heated Area: 2280					HX Base Yr	2004

BAS

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				18,628		
ASSESSED VALUE				76,230		
TOTAL EXEMPTION VALUE				HX HB 51,230		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				251,800		
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 PROPRTI						
GRANTEE: KENNETH J & SONG H						
1003/0606	10/21/2002	CD	Q	V	01	60,000
GRANTOR: DEAS BULLARD PROPRTI						
GRANTEE: KENNETH J & SONG H						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S30 E76 N30\$.						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
285 SW GUARD GLN, LAKE CITY								05/07/2026		MLU			

L N	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	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF												8,200				
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		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											