NE1/4 OF NW1/4 EX 3 AC DESC ORB
165-36, 903-2328, DC 1141-2411,

RENTZ KENNETH J/AUSTIN LAWANDA YEVETTE RENTZ
285 SW GUARD GLN
LAKE CITY, FL 32024

2027

25-4S-15-00388-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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

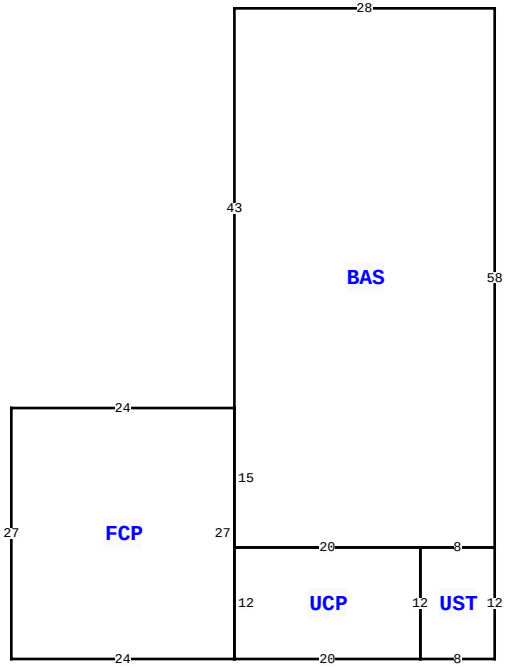
NEIGHBORHOOD/LOC 25415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	128,403
FCP	648	25		162	12,809
UCP	240	20		48	3,795
UST	96	45		43	3,400
TOTALS	2,608			1,877	148,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	110.5800	121.64	228,318	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 14% - 2026 Heated Area: 1624 HX Base Yr 2026



7058 SW COUNTY ROAD 242 , LAKE CITY

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

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	0294	SHED WOOD/	0	14	14	10	140.00	UT	3.00	3.00	100	1993	1993	3	100	420	
2	0166	CONC,PAVMT	0	14	16	27	432.00	UT	1.50	1.50	100	2000	2000	3	100	648	
3	0030	BARN,MT	0	14	50	75	1.00	UT	0.00	0.00	100	2005	2005	3	100	10,000	
4	0252	LEAN-TO W/	0	14	20	75	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
5	0040	BARN,POLE	0	14	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
6	0120	CLFENCE 4	0	14	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,407
TOTAL MARKET OB/XF VALUE		13,868
TOTAL LAND VALUE - MARKET		222,000
TOTAL MARKET VALUE		181,595
SOH/AGL Deduction		23,936
ASSESSED VALUE		157,659
TOTAL EXEMPTION VALUE	HA HAB	13,320
BASE TAXABLE VALUE		144,339
TOTAL JUST VALUE		384,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/800	9/26/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RENTZ						
GRANTEE: RENTZ KENNETH J						
1507/111	1/29/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: RENTZ JAMES KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S43 FCP= W24 S27 E24 N27$ S15 UCP= S12 E20 N12 W20$ E20 UST= S12 E8 N12 W8$ E8 N58$.

LAND DESCRIPTION

TOTAL OB/XF 13,868

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	0100	C	SFR	14		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	370.00	370.00	13,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	216,000							

REVIEW DATE 06/09/2025 BY JB Total Acres: 37.00 Total Land Value: 19,320 Market: 216,000 Agricultural: 13,320 Common: 6,000 PRINTED 11/16/2026 BY SYS