LOT 1 MENLO PARK S/D.
WD 1005-102, WD 1030-429, WD 104

SHAY WENDELL P ESTATE/SHAY CAROLYN S
447 NW BATTLE HILL LN
LAKE CITY, FL 32055

2026

05-3S-17-04853-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

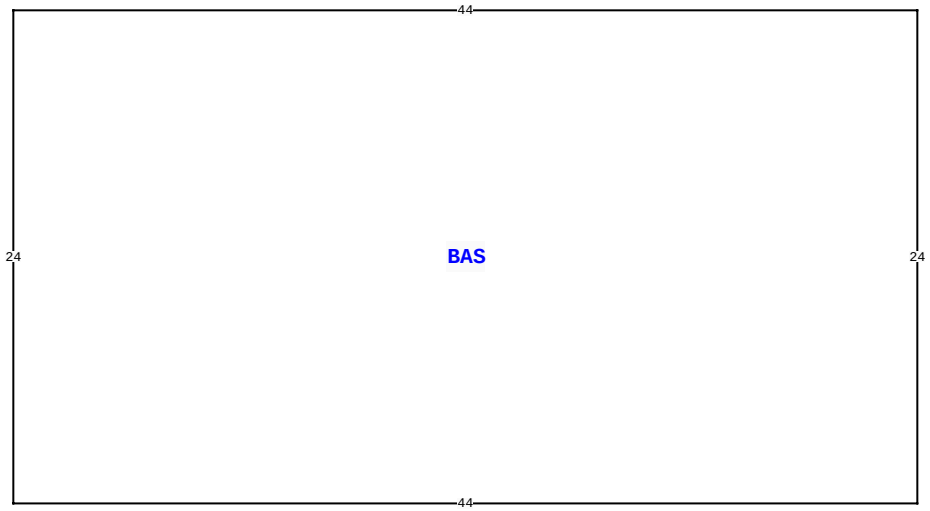
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	62,186
TOTALS	1,056			1,056	62,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	113.9000	107.07	113,066	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1056 HX Base Yr 2006



129 NE MENLO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,186
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		87,886
SOH/AGL Deduction		41,640
ASSESSED VALUE		46,246
TOTAL EXEMPTION VALUE	HX HB SX	46,246
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		87,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22883	M H	358	03/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/2058	8/29/2019	LE	U	I	14	100
GRANTOR: CAROLYN S SHAY (ENH L						
GRANTEE: NANCY CHARLENE & PH						
1041/0448	3/17/2005	WD	Q	V		16,900
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: WENDELL P & CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	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 7,200

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/10/2015 BY DF Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS