LOT 2 MENLO PARK S/D.
969-2471, WD 1364-2322,

CARROLL EVISON C/CARROLL HOPE
165 NE MENLO GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

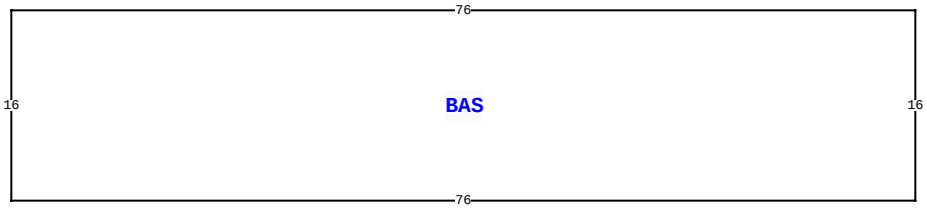
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,216	100		1,216	70,980
TOTALS	1,216			1,216	70,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	112.9000	106.13	129,054	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1216 HX Base Yr 2003



165 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		70,980
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		97,380
SOH/AGL Deduction		57,881
ASSESSED VALUE		39,499
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,499
TOTAL JUST VALUE		97,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19532	M H	125	05/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/2322	7/15/2018	WD	U	I	11	100
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: EVISON C & HOPE W C						
0969/2471	4/15/2002	CD	Q	V	01	16,900
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: EVISON C & HOPE W C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	100	10	12	120.00	UT	7.50	7.50	100	2002	2002	3	100	900	
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 7,900

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