LOT 3 MENLO PARK S/D.
WD 1094-272, 273,

COSTELLO DENISE M
199 NE MENLOW GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-203

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

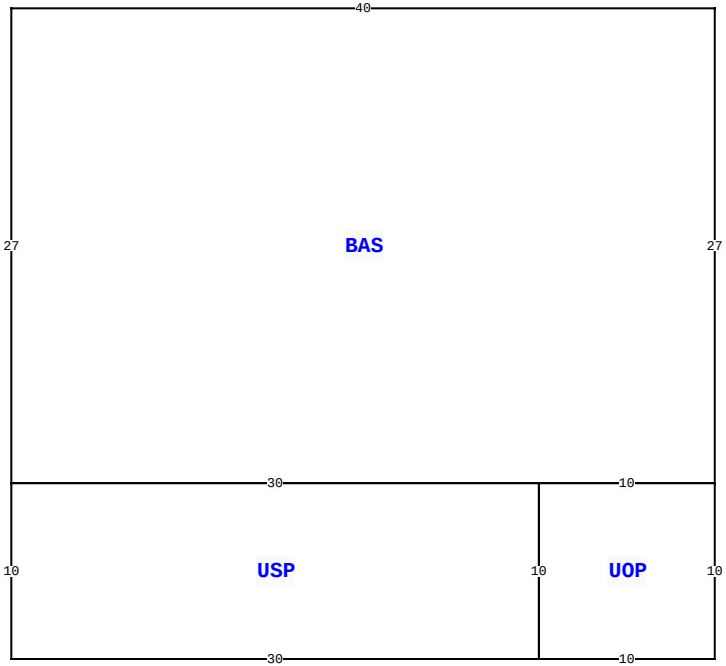
NEIGHBORHOOD/LOC 5317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	63,600
UOP	100	25		25	1,472
USP	300	35		105	6,183
TOTALS	1,480			1,210	71,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,210	113.9000	107.07	129,555	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1080 HX Base Yr 2007



199 NE MENLO GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,255
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		97,155
SOH/AGL Deduction		44,437
ASSESSED VALUE		52,718
TOTAL EXEMPTION VALUE	HX HB SX	52,718
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		97,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24913	M H	311	08/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/0273	8/25/2006	WD	Q	V		26,000
GRANTOR: IRMA CLAY						
GRANTEE: DENISE COSTELLO						
1094/0272	8/25/2006	WD	Q	V		17,900
GRANTOR: BULLARD PROPERTIES						
GRANTEE: IRMA CLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 USP= S10 E30 N10 W30$ E30 UOP= S10 E10 N10 W10$ E10 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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