LOT 4 MENLO PARK S/D.
ORB 969-2464, CT 1109-185, SWD 1

NORTH FLORIDA LAND EXCHANGE LLC
10626 JAMES CREWS RD
SANDERSON, FL 32087

2026

05-3S-17-04853-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

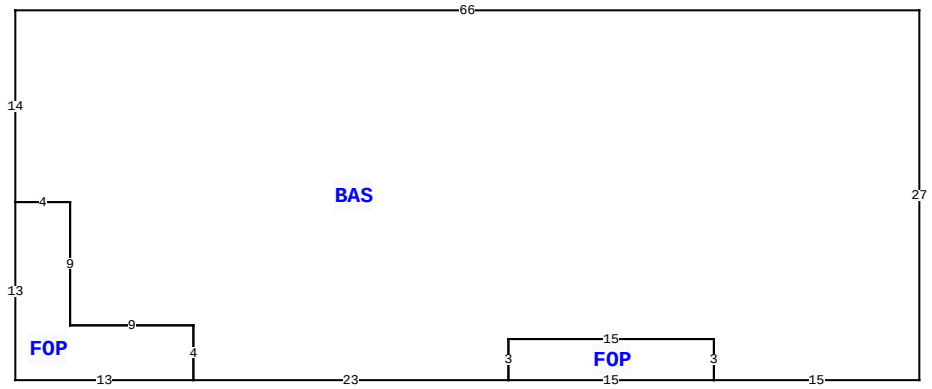
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,649	100		1,649	98,812
FOP	45	35		16	959
FOP	88	35		31	1,857
TOTALS	1,782			1,696	101,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,696	115.9000	108.95	184,779	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1649 HX Base Yr



235 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	101,628
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	127,328
SOH/AGL Deduction	39,121
ASSESSED VALUE	88,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,207
TOTAL JUST VALUE	127,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19218	M H	125	02/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0317	9/05/2013	QC	U	I	11	100
GRANTOR: ALECIA HARMON						
GRANTEE: NORTH FLORIDA LAND						
1168/1584	2/27/2009	AG	U	I	40	75,000
GRANTOR: NORTH FLORIDA LAND EX						
GRANTEE: ALECIA HARMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 FOP= S13 E13 N4 W9 N9 W4$ E4 S9 E9 S4 E23 FOP= E15 N3 W15 S3$ N3 E15 S3 E15 N27$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	0	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	0		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