

LOT 5 MENLO PARK S/D.
AG 1091-1442, AG 1213-2340, WD 1

LUND CHRIS
269 NE MENLO GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-205



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		03
NEIGHBORHOOD/LOC	5317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,040	100
TOTALS	1,040	29,428

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,040	117.9000	70.74	73,570	1983	1983	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2023 Heated Area: 1040 HX Base Yr													
26 40 26 40 BAS													
TOTALS	1,040		1,040	29,428									

269 NE MENLO GLN, LAKE CITY										XF DATE						LAND DATE		04/21/2023		MLU	
										INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
1.00	UT	7,000.00	7,000.00	100			3	100	7,000												

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF													
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1.00	18,500.00	18,500.00	18,500										

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 3												Tax Dist:	
BUILDING MARKET VALUE												29,428	
TOTAL MARKET OB/XF VALUE												7,000	
TOTAL LAND VALUE - MARKET												18,500	
TOTAL MARKET VALUE												54,928	
SOH/AGL Deduction												0	
ASSESSED VALUE												54,928	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												54,928	
TOTAL JUST VALUE												54,928	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												54,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25191	M H	521	11/02/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1460/587	2/21/2022	WD	Q	I	01	57,000	
GRANTOR: GALLOWAY TIMOTHY D							
GRANTEE: LUND CHRIS							
1460/585	2/21/2022	WD	U	I	11	0	
GRANTOR: BULLARD PROPERTIES IN							
GRANTEE: GALLOWAY TIMOTHY D							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W40 S26 E40 N26\$.													