LOT 6 MENLO PARK S/D.
990-2600, CT 1014-567, CT 1019-1

LAZO RICHARD/PINEIRO ROBERTO LAZO
305 NE MENLO GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

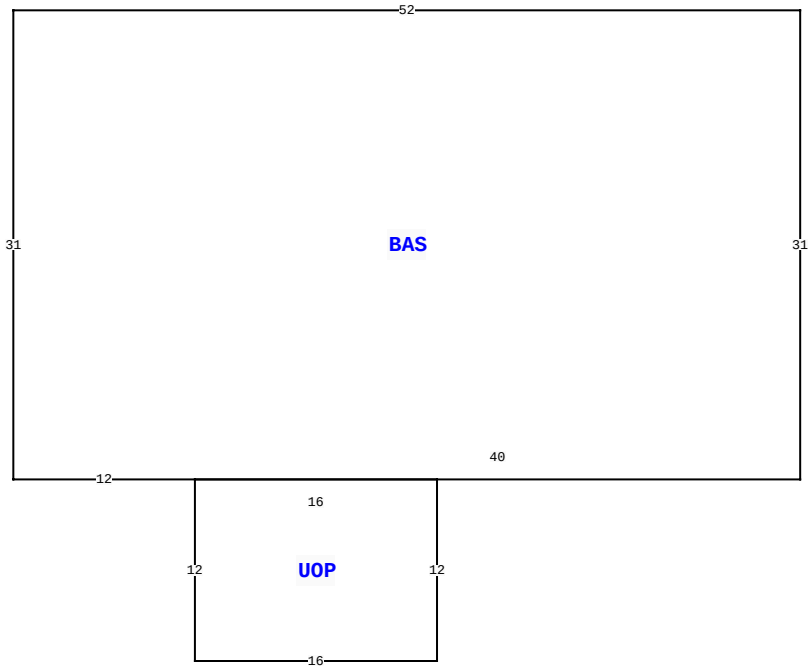
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	1,612	100		1,612	98,262
UOP	192	25		48	2,926
TOTALS	1,804			1,660	101,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,660	117.9000	110.83	183,978	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1612 HX Base Yr 2025



305 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		101,188
TOTAL MARKET OB/XF VALUE		12,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		132,188
SOH/AGL Deduction		0
ASSESSED VALUE		132,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,466
TOTAL JUST VALUE		132,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20830	M H	125	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/982	6/07/2024	WD	Q	I	01	169,000
GRANTOR: BARNETT DANNY						
GRANTEE: LAZO RICHARD						
1428/2025	1/15/2021	WD	Q	I	01	85,000
GRANTOR: BOWLING THELMA W						
GRANTEE: BARNETT DANNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S31 E12 UOP= S12 E16 N12 W16$ E40 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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 06/13/2024 BY TP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS