

LOT 10 MENLO PARK S/D.
981-2287, WD 1127-1741, WD 1420-

JANIGAN FREDERICK
338 NW MENLO GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-210



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		03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	62,107
TOTALS	1,064			1,064	62,107

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0080	DECKING	0	0	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,064	112.9000	106.13	112,922	1997	1997	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2021 Heated Area: 1064 HX Base Yr													
14 76 76 14 BAS													
338 NE MENLO GLN, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

TOTAL OB/XF													
8,300													

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8,300													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		62,107	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		88,907	
SOH/AGL Deduction		15,788	
ASSESSED VALUE		73,119	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,119	
TOTAL JUST VALUE		88,907	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20680	M H	125	05/08/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1420/1771	9/28/2020	WD	Q	I	01	69,900	
GRANTOR: KAREN D FENTERS							
GRANTEE: FREDERICK & NADINE							
1127/1741	8/06/2007	WD	Q	I	01	0	
GRANTOR: JAMES B & KAREN F JOI							
GRANTEE: KAREN F JOINER N/K/							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S14 E76 N14\$.									