LOT 11 MENLO PARK S/D.

969-2469, WD 1084-2372, WD 1481-

CABALLERO NOEL JR
856 NE COLVIN AVE
LAKE CITY, FL 32055

2026

05-3S-17-04853-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

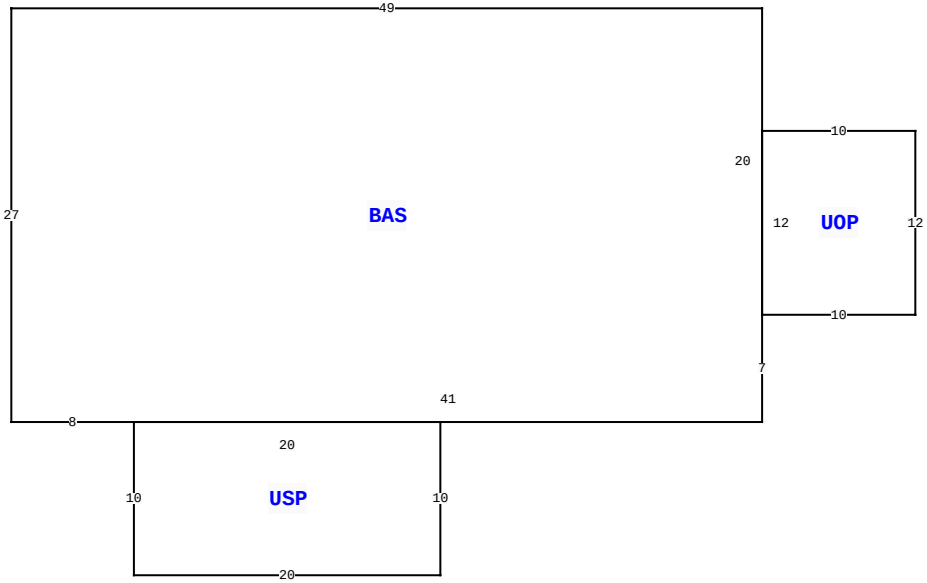
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,323	100		1,323	77,910
UOP	120	25		30	1,767
USP	200	35		70	4,122
TOTALS	1,643			1,423	83,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,423	113.9000	107.07	152,361	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1323 HX Base Yr



304 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	83,799
TOTAL MARKET OB/XF VALUE	8,440
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	110,739
SOH/AGL Deduction	0
ASSESSED VALUE	110,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,739
TOTAL JUST VALUE	110,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19384	M H	125	04/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1345	12/19/2022	WD	Q	I	01	85,000
GRANTOR: HEUER HANS JURGEN						
GRANTEE: CABALLERO NOEL JR						
1084/2372	5/22/2006	WD	Q	I	04	100
GRANTOR: BULLARD PROPERTIES						
GRANTEE: HANS JURGEN HEUER						

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	0	6	8	48.00	UT	5.00	5.00	100	2004	2004	3	100	240	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S27 E8 USP= S10 E20 N10 W20$ E41 N7 UOP= E10 N12 W10 S12$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 8,440

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 01/23/2023 BY ME Total Acres: 0.64 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS