LOT 12 MENLO PARK S/D.
CT 1008-1732, CD 1105-2126, QC 1

MARTENEY PHILLIP R/MARTENEY LESLEY A
268 NE MENLO GLN
LAKE CITY, FL 32055

2026

05-3S-17-04853-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

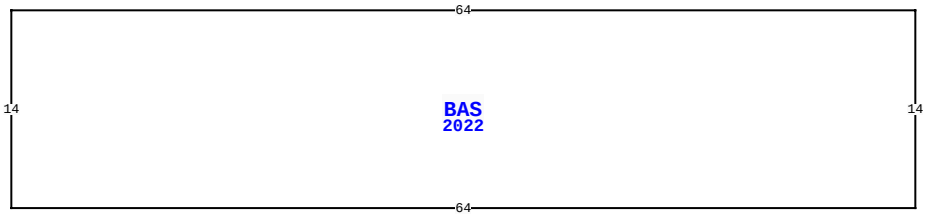
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	896	100	2022	896	23,762
TOTALS	896			896	23,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	110.5000	66.30	59,405	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 896 HX Base Yr 2022



268 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		23,762
TOTAL MARKET OB/XF VALUE		11,340
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		53,602
SOH/AGL Deduction		13,004
ASSESSED VALUE		40,598
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,598
TOTAL JUST VALUE		53,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29516	M H	395	07/05/2011
19373	M H	125	03/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/44	12/16/2021	WD	U	I	34	20,000
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: MARTENEY PHILLIP R						
1455/486	12/16/2021	WD	P	I	98	100
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: MARTENEY PHILLIP R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=21,21] E64 S14 W64 N14 $
.

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	100	12	30	360.00	UT	9.00	9.00	100	2011	2011	3	100	3,240	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,340

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	0700	C	MISC RES	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 01/19/2022 BY JB Total Acres: 0.64 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS