LOT 6 THE HIDEAWAY S/D.
801-902, 971-1181, 971-1784,
FJ 1243-1899

MENGER BRUCE M
341 SE SECLUSION GLN
LAKE CITY, FL 32025

2026

10-4S-17-08305-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 90
Roof Cover	12	MODULAR MT 10
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	03	03

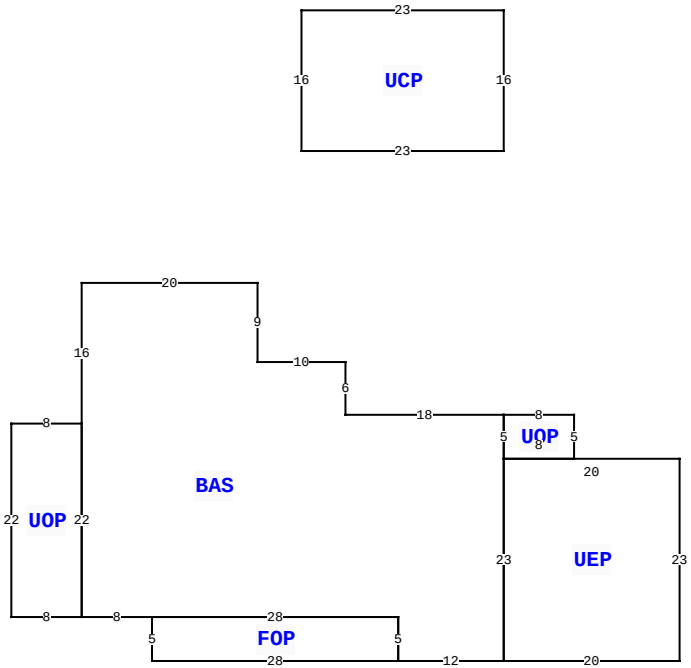
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	18,056
FOP	140	35		49	581
UCP	368	20		74	877
UEP	460	70		322	3,815
UOP	40	25		10	118
UOP	176	25		44	521
TOTALS	2,708			2,023	23,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,023	98.7300	59.24	119,843	1987	1987	0	0	25	60.00	20.00

1 MOBILE HME 100% - 2005 Heated Area: 1524 HX Base Yr 2005



341 SE SECLUSION GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		23,969
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		77,940
TOTAL MARKET VALUE		110,209
SOH/AGL Deduction		58,041
ASSESSED VALUE		52,168
TOTAL EXEMPTION VALUE	HX HB	27,168
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,209

LAND:1:1: 8.66AC LOW

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/1784	1/01/2003	WD	Q	I	02	100
GRANTOR: BRUCE M MENGER						
GRANTEE: BRUCE M MENGER & KE						
0971/1181	12/20/2002	WD	Q	I		61,000
GRANTOR: BOBBY B CHESHIRE						
GRANTEE: BRUCE M MENGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N6 W10 N9 W20 S16 UOP= W8 S22 E8 N22$ S22 E8 FOP= S5 E28 N5 W28$ E28 S5 E12 UEP= E20 N23 W20 S23$ N23 UOP= E8 N5 W8 S5$ N5$ PTR= N30 UCP= N16 W23 S16 E23$ S30$.

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	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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		00	0.00	0.00	8.66	AC		1.00	1.00	1.00	9,000.00	9,000.00	77,940							

REVIEW DATE 04/11/2017 BY DF Total Acres: 8.66 Total Land Value: 77,940 Market: 0 Agricultural: 0 Common: 77,940 PRINTED 11/18/2025 BY SYS