LOT 1 MENLO PARK S/D.
WD 1005-102, WD 1030-429, WD 104

SHAY WENDELL P ESTATE/SHAY CAROLYN S
447 NW BATTLE HILL LN
LAKE CITY, FL 32055

**2027**

**05-3S-17-04853-201**

## BUILDING CHARACTERISTICS

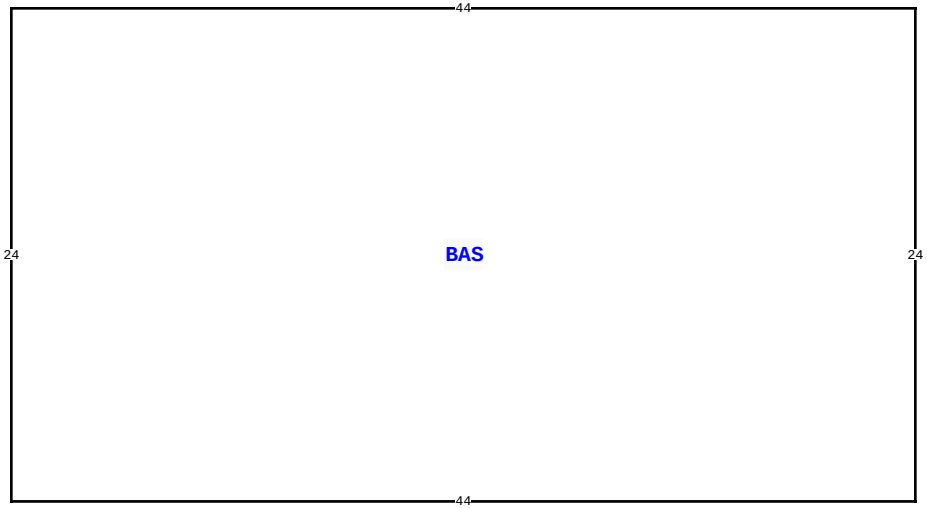
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,056 | 100 | | 1,056 | 62,604 |
| TOTALS | 1,056 | | | 1,056 | 62,604 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,056 | 115.9000 | 107.79 | 113,826 | 2005 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2006 Heated Area: 1056 HX Base Yr 2006




129 NE MENLO GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 62,604 |
| TOTAL MARKET OB/XF VALUE | | 7,200 |
| TOTAL LAND VALUE - MARKET | | 20,000 |
| TOTAL MARKET VALUE | | 89,804 |
| SOH/AGL Deduction | | 42,310 |
| ASSESSED VALUE | | 47,494 |
| TOTAL EXEMPTION VALUE | HX HB SX | 47,494 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 89,804 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 90,478 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055904 | Roof Replacement | 4,000 | 06/16/2026 |
| 22883 | M H | 358 | 03/07/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1394/2058 | 8/29/2019 | LE | U | I | 14 | 100 |
| GRANTOR: CAROLYN S SHAY (ENH L | | | | | | |
| GRANTEE: NANCY CHARLENE & PH | | | | | | |
| 1041/0448 | 3/17/2005 | WD | Q | V | | 16,900 |
| GRANTOR: BULLARD PROPERTIES IN | | | | | | |
| GRANTEE: WENDELL P & CAROLYN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 7,200

| 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 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 08/10/2015 BY DF Total Acres: 0.51 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS