LOT 4 MENLO PARK S/D.

ORB 969-2464, CT 1109-185, SWD 1

NORTH FLORIDA LAND EXCHANGE LLC
10626 JAMES CREWS RD
SANDERSON, FL 32087

2027

05-3S-17-04853-204

BUILDING CHARACTERISTICS

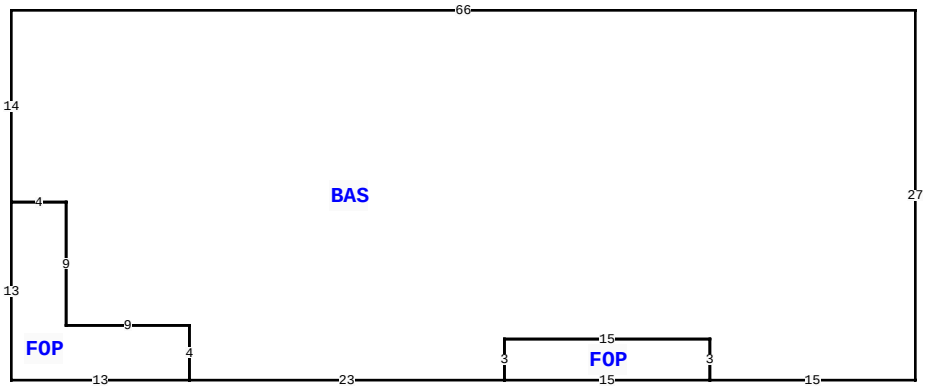
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,649	100		1,649	97,760
FOP	45	35		16	949
FOP	88	35		31	1,838
TOTALS	1,782			1,696	100,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,696	115.9000	107.79	182,812	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1649 HX Base Yr



235 NE MENLO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,547
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	127,747
SOH/AGL Deduction	30,719
ASSESSED VALUE	97,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,028
TOTAL JUST VALUE	127,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19218	M H	125	02/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0317	9/05/2013	QC	U	I	11	100
GRANTOR: ALECIA HARMON						
GRANTEE: NORTH FLORIDA LAND						
1168/1584	2/27/2009	AG	U	I	40	75,000
GRANTOR: NORTH FLORIDA LAND EX						
GRANTEE: ALECIA HARMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 FOP= S13 E13 N4 W9 N9 W4$ E4 S9 E9 S4 E23 FOP= E15 N3 W15 S3$ N3 E15 S3 E15 N27$.

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	0		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