



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architactual	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	1,064	100		1,064	63,424
TOTALS	1,064			1,064	63,424

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2021	Heated Area: 1064		HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>14</p> <p>BAS</p> <p>14</p> <p>76</p> </div>													
BLD DATE				LGL DATE				05/07/2026 MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

338 NE MENLO GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		63,424	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		91,724	
SOH/AGL Deduction		18,605	
ASSESSED VALUE		73,119	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,119	
TOTAL JUST VALUE		91,724	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20680	M H	125	05/08/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1771	9/28/2020	WD	Q	I	01	69,900
GRANTOR: KAREN D FENTERS						
GRANTEE: FREDERICK & NADINE						
1127/1741	8/06/2007	WD	Q	I	01	0
GRANTOR: JAMES B & KAREN F JOI						
GRANTEE: KAREN F JOINER N/K/						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S14 E76 N14\$.	

L N	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	50	
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	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
TOTAL OB/XF 8,300																	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							