

LOT 10 BLOCK B HIDDEN ACRES S/D.
954-1311, CT 1327-407, WD 1345-1

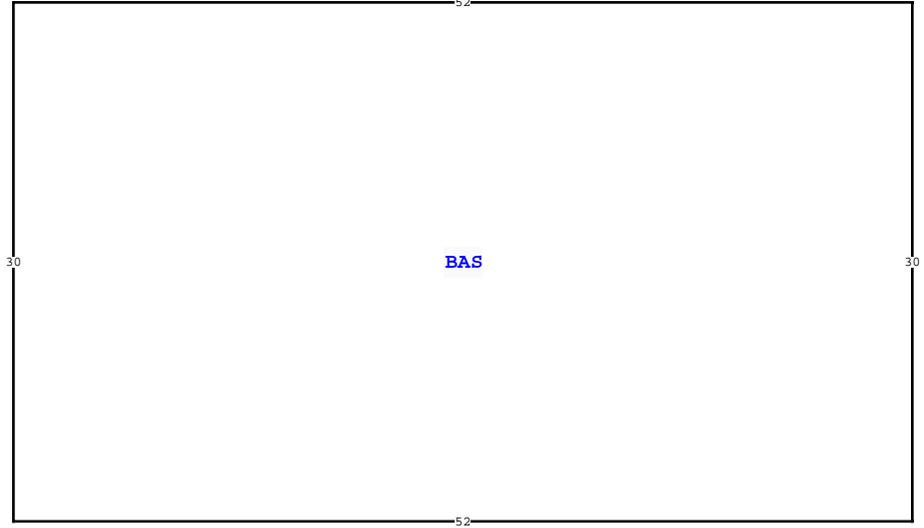
MENENDEZ TRACI LEIGH
121 SE DAN CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-310

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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		4	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	06
NEIGHBORHOOD/LOC	15417.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
TOTALS	1,560		95,092

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,560	117.9000	110.83	172,895	2002	2005	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 1560 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			95,092
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			120,992
SOH/AGL Deduction			4,456
ASSESSED VALUE			116,536
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,536
TOTAL JUST VALUE			120,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0131	9/28/2017	WD	Q	I	01	82,000
GRANTOR: RAYMOND H PICKETT						
GRANTEE: TRACI LEIGH MENENDE						
1327/0407	12/01/2016	CT	U	I	18	28,200
GRANTOR: CLERK OF COURT (ROBER						
GRANTEE: RAYMOND H PICKETT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	

TOTAL OB/XF												
3,400												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						04/21/2023	MLU					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S30 E52 N30\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00
TOTAL ADJ												
UNIT PRICE												
ADJ UNIT PRICE												
LAND VALUE												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												