COMM NE COR OF NW1/4, RUN S
1762.44 FT, W 874.80 FT FOR
POB, CONT W 237.76 FT, N

MEDINA EDUARDO
152 SW CLIFTON JAMES GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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	04	04 100
Quality	05	05

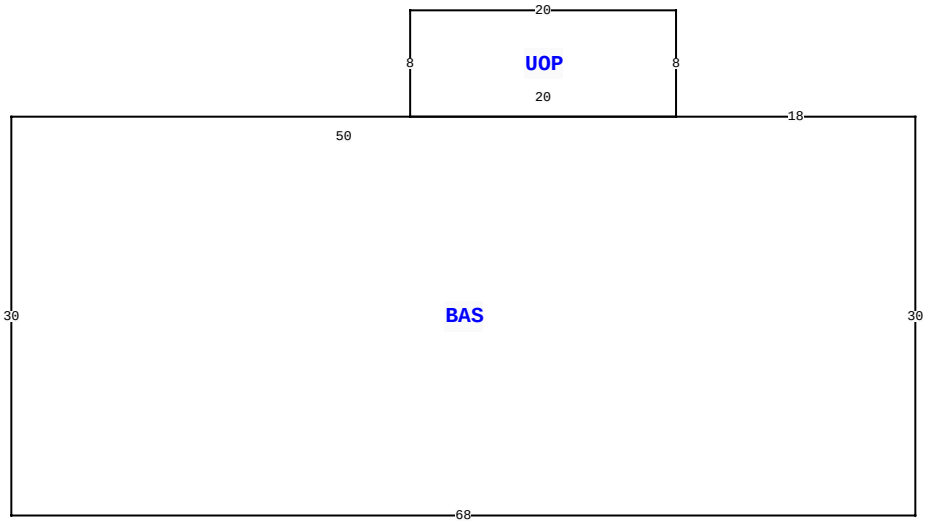
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	132,834
UOP	160	25		40	2,605
TOTALS	2,200			2,080	135,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,080	125.9500	118.39	246,251	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 2040 HX Base Yr 2020



152 SW CLIFTON JAMES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,438
TOTAL MARKET OB/XF VALUE		37,750
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		237,538
SOH/AGL Deduction		70,510
ASSESSED VALUE		167,028
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,306
TOTAL JUST VALUE		237,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37361	PUMP/UTPOL	50	10/24/2018
36093	M H	719	12/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2554	7/30/2018	WD	Q	I	01	139,500
GRANTOR: CORNERSTONE PARTNER L						
GRANTEE: EDUARDO MEDINA						
1349/0630	12/04/2017	WD	U	V	11	0
GRANTOR: SCOTT & PAMELA STEWAR						
GRANTEE: CORNERSTONE PARTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N8 W20 S8 E20$ W50 S30 E68 N30$.

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	2018	2018	3	100	1,200	
2	0020	BARN,FR	0	100	42	60	2,520.00	UT	15.00	15.00	75	2018	2018	3	75	28,350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 37,750

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		A-1	0.00	0.00	5.85	AC		1.00	1.00	1.00	11,000.00	11,000.00	64,350							

REVIEW DATE 09/04/2019 BY KR Total Acres: 5.85 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 11/07/2025 BY SYS