LOT 11-A ROLLING HILLS S/D UNREC
COMM NW COR OF NW1/4 OF SE1/4, R
E 1235 FT, S 420 FT FOR POB, RUN

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

02-6S-17-09553-039

BUILDING CHARACTERISTICS

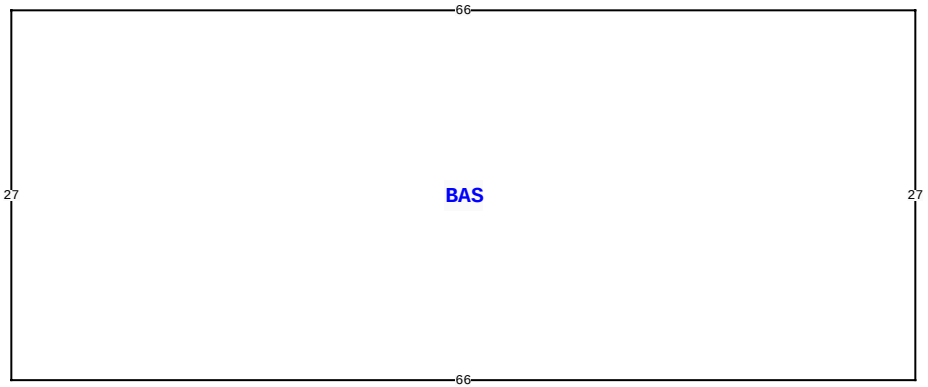
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	109,634
TOTALS	1,782			1,782	109,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	119.0000	111.86	199,335	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1782 HX Base Yr



622 SE ROLLING HILLS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,634
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	26,740
TOTAL MARKET VALUE	143,374
SOH/AGL Deduction	10,321
ASSESSED VALUE	133,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,053
TOTAL JUST VALUE	143,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,374

XFOB:1:1: SUNS/PEACHSTATE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042434	Mobile Home		07/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0288	9/29/2017	WD	Q	V	01	24,000
GRANTOR: BRYAN & LINDA RUCKER						
GRANTEE: FRANCO MEDINA						
1222/2797	10/12/2011	WD	Q	I	01	22,000
GRANTOR: NODIA HUFF						
GRANTEE: BRYAN & LINDA RUCKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=21,20] E66 S27 W66 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.91	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,740							

REVIEW DATE 12/14/2021 BY JB Total Acres: 1.91 Total Land Value: 26,740 Market: 0 Agricultural: 0 Common: 26,740 PRINTED 11/19/2025 BY SYS