LOT 8 ROLLING HILLS S/D UNREC.
COMM NW COR OF NW1/4 OF SE1/4, R
C/L OF A 50 FT RD, RUN E 420 FT

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

02-6S-17-09553-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

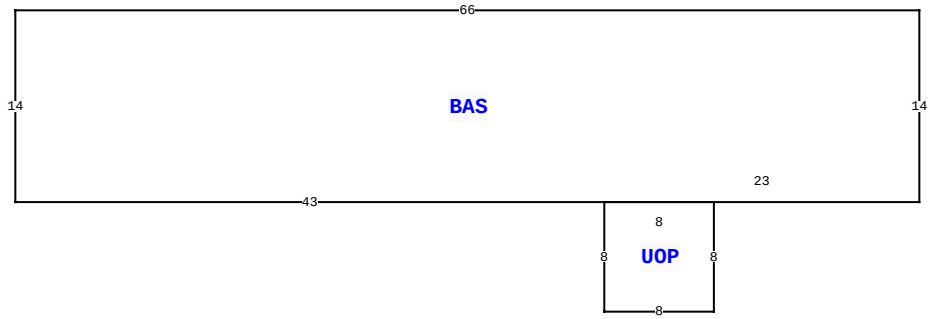
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,384
UOP	64	25		16	318
TOTALS	988			940	18,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	940	82.9000	49.74	46,756	1975	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



388 SE ROLLING HILLS DR, 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	18,702
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	40,702
SOH/AGL Deduction	518
ASSESSED VALUE	40,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,184
TOTAL JUST VALUE	40,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13837	RECONNECT	50	04/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/0839	10/05/2015	WD	Q	I	05	40,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: FRANCO MEDINA						
1206/2074	12/16/2010	WD	U	I	16	100
GRANTOR: ALVAREZ & ALVAREZ						
GRANTEE: EUVARGAIN & FRANCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E43 UOP= S8 E8 N8 W8$ E23 N14$.

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	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 8,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/28/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/07/2025 BY SYS