

COMM SW COR OF NE1/4, RUN E 1327
E R/W US-41, RUN N ALONG R/W 504
POB, RUN N 159.9 FT, E ALONG S R

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

03-6S-17-09573-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 100	6700	05	1,484	62.3700	30.56	45,351	1965	1965	0	0	0	50.00	50.00	VALUATION BY STANDARD													
Roof Structur	02	SHED 100	1 SERV SHOP 0% - 0													Heated Area: 1219 HX Base Yr													
Roof Cover	01	MINIMUM 100														Tax Group: 3 Tax Dist:													
Interior Wall	01	MINIMUM 100														BUILDING MARKET VALUE 22,676													
Interior Floo	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE 6,550													
Ceiling	03	PART.FIN. 100														TOTAL LAND VALUE - MARKET 105,413													
Air Condition	02	WINDOW 100														TOTAL MARKET VALUE 134,639													
Heating Type	01	NONE 100														SOH/AGL Deduction 0													
Plumbing	4	100														ASSESSED VALUE 134,639													
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE 0													
Story Height	8	100														BASE TAXABLE VALUE 134,639													
RMS	2	100														TOTAL JUST VALUE 134,639													
Stories	1.	1. 100														NCON VALUE 0													
Units	0	100														INCOME VALUE													
Condition Adj	03	03 100														PREVIOUS YEAR MKT VALUE 134,639													
Quality	01	01																											
DOR CODE	2500 REPAIR SERVICE																												
MAP NUM	MKT AREA 02																												
NEIGHBORHOOD/LOC	3617.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	289	100		289	4,416																								
CAN	1,058	30		317	4,844																								
SPA	930	85		790	12,071																								
UST	221	40		88	1,345																								
TOTALS	2,498			1,484	22,676																								
EXTRA FEATURES										14017 S US HIGHWAY 441 , LAKE CITY																			
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	0260	PAVEMENT - A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000													
2	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500													
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	650													
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400													
LAND DESCRIPTION										TOTAL OB/XF 6,550																			
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	2500	C	SRVC SHOPS	0		CHI	0.00	0.00	38,332.00	SF		1.00	1.00	1.00	2.75	2.75	105,413												
REVIEW DATE 09/26/2017 BY BC Total Acres: 0.88 Total Land Value: 105,413 Market: 0 Agricultural: 0 Common: 105,413 PRINTED 11/04/2025 BY SYS																													