BEG NW COR OF NE1/4, RUN S 401.6
FT, N 432.04 FT, W 522.14 FT TO
(AKA LOT 2B WOODKNOLL PARCEL NO.

MEDINA JULIO ANGEL
575 SW DAIRY ST
LAKE CITY, FL 32024

2026

09-5S-16-03496-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	13	LAM/VNLPLK 100
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	04	04 100
Quality	05	05

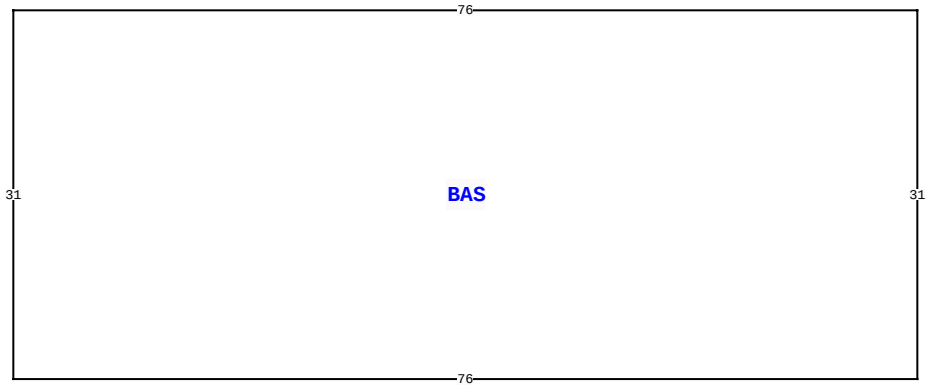
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	167,923
TOTALS	2,356			2,356	167,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,356	130.9000	129.59	305,314	2000	2000	0	0	0	45.00	55.00

1 MANUF 2 100% - 2022 Heated Area: 2356 HX Base Yr 2022



575 SW DAIRY ST, 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		167,923
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,723
SOH/AGL Deduction		51,502
ASSESSED VALUE		177,221
TOTAL EXEMPTION VALUE	HX HB 13	177,221
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		228,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27883	M H	468	06/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1792	10/28/2021	WD	Q	I	01	225,000
GRANTOR: PEELER DOUGLAS C						
GRANTEE: MEDINA JULIO ANGEL						
1171/2759	4/01/2009	WD	Q	V	01	55,000
GRANTOR: JAMES & JENNIFER HOLL						
GRANTEE: DOUGLAS C PEELER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2000		100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 12/03/2021 BY CP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/21/2025 BY SYS