COMM AT SE COR OF SW1/4 OF SE1/4
N LINE OF GRADED RD FOR POB, SW
FT TO N LINE OF RD, NW 240.31 FT

MEDINA EDUARDO
3720 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02978-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	14416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,250
TOTAL MARKET VALUE	17,250
SOH/AGL Deduction	0
ASSESSED VALUE	17,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,250
TOTAL JUST VALUE	17,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2458	8/26/2025	WD	Q	V	01	10,000
GRANTOR: WASHINGTON ASHANTI C						
GRANTEE: MEDINA EDUARDO						
1527/2425	11/20/2024	WD	U	V	11	100
GRANTOR: JEFFERS BENJAMIN						
GRANTEE: WASHINGTON ASHANTI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	AC		1.00	1.00	0.75	11,500.00	8,625.00	17,250							

REVIEW DATE 11/11/2024 BY KS Total Acres: 2.00 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 11/06/2025 BY SYS