LOT 2 AMBERWOOD S/D UNREC.
COMM SW COR OF NW1/4, RUN E 486.
RUN N 1319.18 FT, E 330.34 FT,

MEDINA FRANCO/MEDINA MARIA L
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

15-6S-17-09678-007

BUILDING CHARACTERISTICS

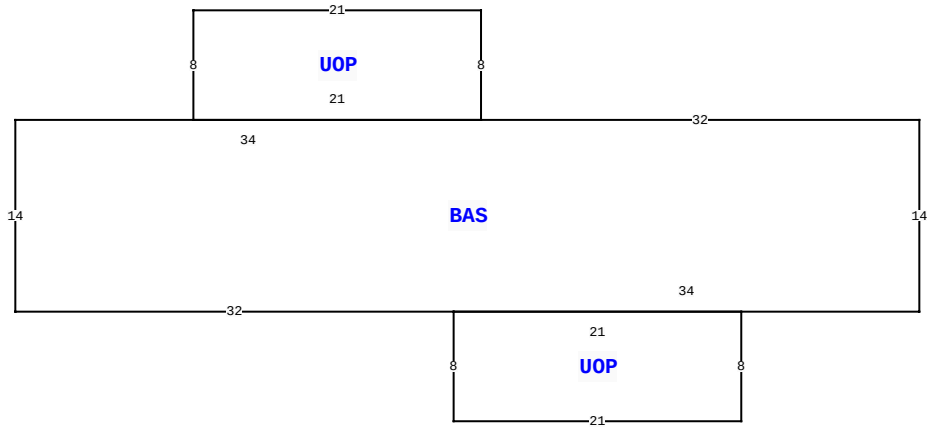
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,133
UOP	168	25		42	1,052
UOP	168	25		42	1,052
TOTALS	1,260			1,008	25,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	104.3100	62.59	63,091	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2004 Heated Area: 924 HX Base Yr 2004



108 SW MEDINA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,500
TOTAL MARKET OB/XF VALUE		33,610
TOTAL LAND VALUE - MARKET		91,390
TOTAL MARKET VALUE		334,500
SOH/AGL Deduction		111,806
ASSESSED VALUE		222,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,972
TOTAL JUST VALUE		334,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19688	M H	125	06/26/2002
19262	M H	125	02/25/2002
17980	M H	125	02/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0931/2496	6/05/2001	WD	Q	I	03	100
GRANTOR: AMPARO'S (INCL'S 1986						
GRANTEE: FRANCO & MARIA MEDI						
0928/2181	6/05/2001	WD	P	I	99	70,000
GRANTOR: AMPARO'S (INCL'S 1986						
GRANTEE: FRANCO & MARIA MEDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N8 W21 S8 E21$ W34 S14 E32 UOP= S8 E21 N8 W21$ E34 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	0294	SHED WOOD/	0	100	0	0	420.00	UT	5.50	5.50	100	2001	2001	3	100	2,310	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
10	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

TOTAL OB/XF 26,710

LAND DESCRIPTION

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	7.62	AC		1.00	1.00	1.00	9,500.00	9,500.00	72,390							
2	0200	C	MBL HM	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,000							

REVIEW DATE 10/10/2017 BY DF Total Acres: 9.62 Total Land Value: 91,390 Market: 0 Agricultural: 0 Common: 91,390 PRINTED 10/03/2025 BY SYS

LOT 2 AMBERWOOD S/D UNREC.
COMM SW COR OF NW1/4, RUN E 486.
RUN N 1319.18 FT, E 330.34 FT,

MEDINA FRANCO/MEDINA MARIA L
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

15-6S-17-09678-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

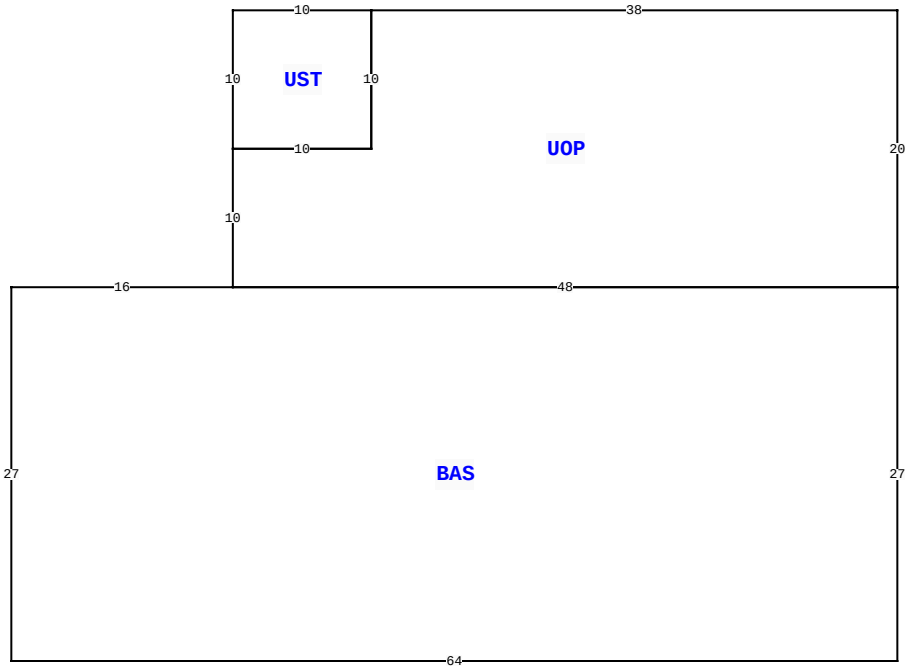
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	151,553
UOP	860	25		215	18,857
UST	100	45		45	3,947
TOTALS	2,688			1,988	174,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	1,988	113.9000	127.57	253,609	2000	2000	0	0	0	31.25	68.75

2 SINGLE FAM 100% - 2004 Heated Area: 1728 HX Base Yr 2004



108 SW MEDINA CT, 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		209,500
TOTAL MARKET OB/XF VALUE		33,610
TOTAL LAND VALUE - MARKET		91,390
TOTAL MARKET VALUE		334,500
SOH/AGL Deduction		111,806
ASSESSED VALUE		222,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,972
TOTAL JUST VALUE		334,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0931/2496	6/05/2001	WD	Q	I	03	100
GRANTOR: AMPARO'S (INCL'S 1986						
GRANTEE: FRANCO & MARIA MEDI						
0928/2181	6/05/2001	WD	P	I	99	70,000
GRANTOR: AMPARO'S (INCL'S 1986						
GRANTEE: FRANCO & MARIA MEDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S27 E64 N27 UOP= N20 W38 UST= W10 S10 E10 N10$ S10 W10 S10 E48$ W48$.

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
13	0060	CARPORT F	0	100	30	60	1,800.00	UT	3.50	3.50	100	2017	2017	3	100	6,300	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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

REVIEW DATE 10/10/2017 BY DF Total Acres: 9.62 Total Land Value: 91,390 Market: 0 Agricultural: 0 Common: 91,390 PRINTED 10/03/2025 BY SYS

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MEDINA FRANCO/MEDINA MARIA L
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

15-6S-17-09678-007

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	02	CONVECTION 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	01	01

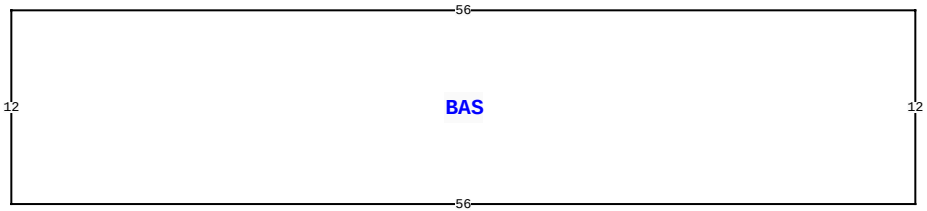
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,908
TOTALS	672			672	9,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	61.4250	36.86	24,770	1973	1973	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2004 Heated Area: 672 HX Base Yr 2004



108 SW MEDINA CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL JUST VALUE		334,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0931/2496	6/05/2001	WD	Q	I	03	100
GRANTOR: AMPARO'S (INCL'S 1986						
GRANTEE: FRANCO & MARIA MEDI						
0928/2181	6/05/2001	WD	P	I	99	70,000
GRANTOR: AMPARO'S (INCL'S 1986						
GRANTEE: FRANCO & MARIA MEDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/10/2017 BY DF Total Acres: 9.62 Total Land Value: 91,390 Market: 0 Agricultural: 0 Common: 91,390 PRINTED 10/03/2025 BY SYS