(AKA PART OF LOT 2 BUCKHEAD WOOD
COMM AT SW COR OF SEC, RUN N 195
RUN WEST 432.48 FT TO E R/W OF O

MEDINA FRANCO
141 SW MEDINA COURT
LAKE CITY, FL 32024

2025

25-5S-16-03716-212

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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

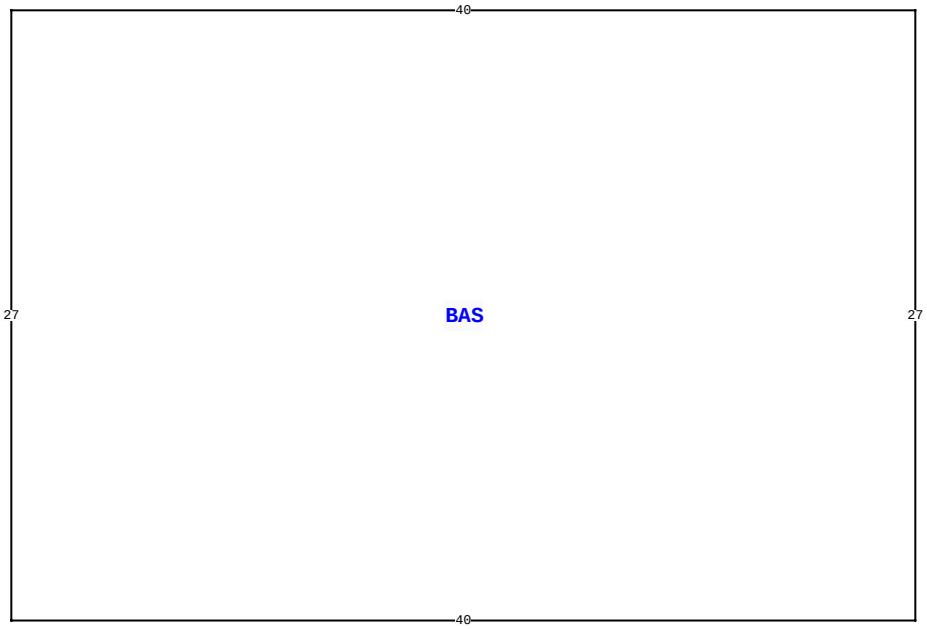
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	56,175
TOTALS	1,080			1,080	56,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	100.6050	94.57	102,136	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1080 HX Base Yr



226 SW BUCKHEAD WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,175
TOTAL MARKET OB/XF VALUE	8,152
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	120,327
SOH/AGL Deduction	25,934
ASSESSED VALUE	94,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,393
TOTAL JUST VALUE	120,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34048	M H	375	05/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/1179	12/29/2011	WD	U	I	11	100
GRANTOR: AMPARO						
GRANTEE: FRANCO MEDINA						
1022/0600	7/19/2004	QC	Q	I	01	68,900
GRANTOR: PAGAN & RIVERIA						
GRANTEE: AMPARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

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	2009	2009	3	100	1,152	
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 8,152

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	5.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,000							

REVIEW DATE 11/21/2019 BY KR Total Acres: 5.60 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 08/13/2025 BY SYS