

LOT 31 JOY ACRES S/D.
ORB 836-71, POA 1111-834, WD 116

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

29-5S-17-09451-032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC 29517.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	19,855
UOP	168	25		42	1,158
TOTALS	888			762	21,013

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 09/07/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	762	114.9000	68.94	52,532	1980	1995	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr												
60 12 12 25 14 14 35 12 12												
BAS												
UOP												
152 SW SHERRI CIR, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2022 MLU												

TOTAL OB/XF 7,000														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF 7,000														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		21,013	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		43,013	
SOH/AGL Deduction		1,663	
ASSESSED VALUE		41,350	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		41,350	
TOTAL JUST VALUE		43,013	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		43,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12709	M H	125	06/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/2518	9/28/2015	WD U	I	I	37	15,000
GRANTOR: EUVARGAIN AMPARO (A W						
GRANTEE: FRANCO MEDINA						
1291/1505	1/21/2015	CT U	I	I	18	100
GRANTOR: CLERK OF COURT (HUMBE						
GRANTEE: EUVARGAIN & FRANCIA						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W60 S12 E25 UOP= S12 E14 N12 W14\$ E35 N12\$.														

OTHER ADJUSTMENTS AND NOTES														

PRINTED 11/18/2025 BY SYS