

LOTS 2, 3, 4 & 5 BLOCK D MELROSE
384-554, WD 1009-2248, WD 1469-7

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2025

33-3S-17-06628-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	55,764
FOP	36	30		11	576
FOP	80	30		24	1,258
FST	80	55		44	2,306
UCP	400	20		80	4,193
TOTALS	1,660			1,223	64,097

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	10	22	220.00	UT 3.30	3.30
2	0130	CLFENCE 5	0	0	0	0	1.00	UT 0.00	0.00
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF/M	100.00	105.00	1.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100011,22385.082495.29116,54019301930100035.0055.00

1 SINGLE FAM 0% - 2023Heated Area: 1064HX Base Yr

Site map showing property layout with areas labeled BAS, UCP, FOP, and FST. Dimensions are provided for various sections.

190 SE LOCHLYNN TER, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		64,097	
TOTAL MARKET OB/XF VALUE		2,726	
TOTAL LAND VALUE - MARKET		10,375	
TOTAL MARKET VALUE		77,198	
SOH/AGL Deduction		0	
ASSESSED VALUE		77,198	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		77,198	
TOTAL JUST VALUE		77,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1469/738	6/16/2022	WD U	I	I	11	100	
GRANTOR: LEVENE VICKY							
GRANTEE: MEDINA FRANCO							
1009/2248	3/09/2004	WD U	I			55,000	
GRANTOR: MORRIS H & MATTIE LEE							
GRANTEE: VICKY LEVENT & MABR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 S14 E10 FOP= S6 E6 N6 W6\$ E6 S22 E20 N42 FST= N8 UCP= N20 W20 S20 E20\$ W10 FOP= W10 S8 E10 N8 \$ S8 E10\$ W20 S6\$.									