COMM NE COR OF NW1/4, RUN S 1762
1112.56 FT FOR POB, CONT W 217.0
810.47 FT, E 217.02 FT, S 810.80

MEDINA EDUARDO
152 SW CLIFTON JAMES GLN
LAKE CITY, FL 32024

2026

01-5S-16-03389-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	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	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,440
TOTAL MARKET VALUE	44,440
SOH/AGL Deduction	10,221
ASSESSED VALUE	34,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,219
TOTAL JUST VALUE	44,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/491	6/04/2021	WD	U	V	11	100

GRANTOR: LITTLE PHILLIP R

GRANTEE: MEDINA EDUARDO

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	4.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,440							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.04 Total Land Value: 44,440 Market: 0 Agricultural: 0 Common: 44,440 PRINTED 06/08/2026 BY SYS