

COMM NE COR OF NW1/4, RUN S
1762.44 FT, W 874.80 FT FOR
POB, CONT W 237.76 FT, N

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

2026

01-5S-16-03390-027

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,040	100	
UOP	160	25	
TOTALS	2,200		2,080 143,160

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2020								
					Heated Area: 2040			HX Base Yr 2020				

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			143,160	
TOTAL MARKET OB/XF VALUE			52,750	
TOTAL LAND VALUE - MARKET			70,200	
TOTAL MARKET VALUE			266,110	
SOH/AGL Deduction			84,569	
ASSESSED VALUE			181,541	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			130,130	
TOTAL JUST VALUE			266,110	
NCON VALUE			15,000	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			237,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37361	PUMP/UTPOL	50	10/24/2018
36093	M H	719	12/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2554	7/30/2018	WD	Q	I	01	139,500
GRANTOR: CORNERSTONE PARTNER L						
GRANTEE: EDUARDO MEDINA						
1349/0630	12/04/2017	WD	U	V	11	0
GRANTOR: SCOTT & PAMELA STEWAR						
GRANTEE: CORNERSTONE PARTNER						

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2018	2018	3	100	1,200	
2	0020	BARN,FR	0	100	42	60	2,520.00	UT	15.00	75	2018	2018	3	75	28,350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,200	
5	0030	BARN,MT	0	100	24	16	1.00	UT	6,000.00	100	2026	2025		100	6,000	
6	0030	BARN,MT	0	100	24	24	1.00	UT	9,000.00	100	2026	2025		100	9,000	
TOTALS													52,750			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.85	AC		1.00	1.00	1.00	12,000.00	12,000.00	70,200								