LOT 56 APPALACHIE TRACE UNR:
COMM SE COR OF SW1/4, RUN N 693.
W 1120.41 FT FOR POB, CONT W'LY

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

02-6S-16-03766-156

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 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	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	06/06/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,630
TOTAL MARKET VALUE	113,630
SOH/AGL Deduction	5,681
ASSESSED VALUE	107,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,949
TOTAL JUST VALUE	113,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1294	8/29/2024	WD	Q	V	01	150,000
GRANTOR: EUVARGIN AMPARO REVOC						
GRANTEE: MEDINA FRANCO						
1518/2492	7/11/2024	WD	Q	V	01	92,500
GRANTOR: WILT LARISSA A						
GRANTEE: EUVARGIN AMPARO REV						

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					10.33	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,630							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.33 Total Land Value: 113,630 Market: 0 Agricultural: 0 Common: 113,630 PRINTED 06/09/2026 BY SYS