LOT 17 ROLLING HILLS S/D UNREC:
NW1/4 OF SE1/4, RUN S 210 FT, E
1267.3 FT FOR POB, RUN E 1051.25

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2027

02-6S-17-09553-038

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	25,306
UOP	550	25		138	2,494
TOTALS	1,950			1,538	27,801

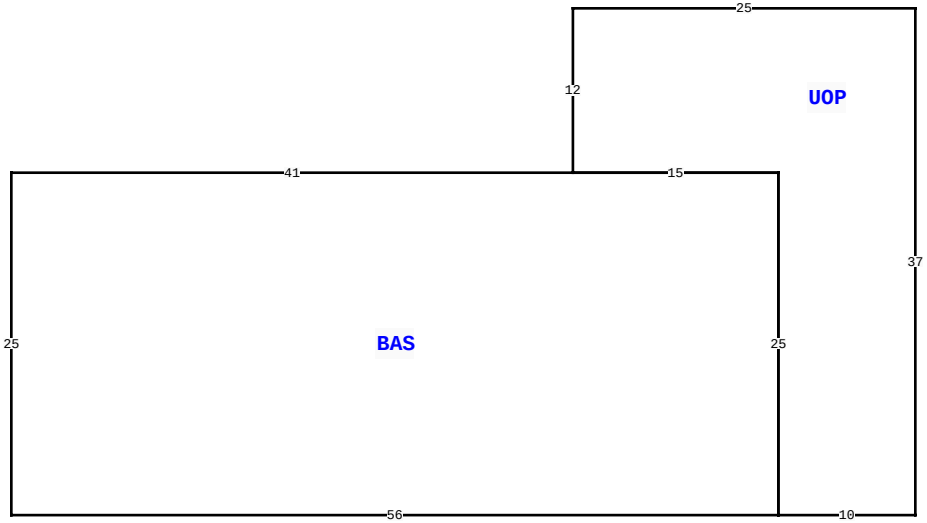
EXTRA FEATURES

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,538	75.3120	45.19	69,502	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1400 HX Base Yr



781 SE ROLLING HILLS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	27,801
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	71,640
TOTAL MARKET VALUE	107,641
SOH/AGL Deduction	0
ASSESSED VALUE	107,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,641
TOTAL JUST VALUE	107,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,641

XFOB:1:1: SPRINGHILL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050111	Electrical Servic	0	06/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2663	2/23/2024	WD	Q	I	01	92,500
GRANTOR: LAND MERCHANT LLC						
GRANTEE: MEDINA FRANCO						
1504/2078	12/15/2023	WD	U	I	37	50,000
GRANTOR: ELLIS EVERETT W JR						
GRANTEE: LAND MERCHANT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E56 UOP= E10 N37 W25 S12 E15 S25$ N25 W15$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0102	C	SFR/MH	0		A-1	0.00	0.00	5.97	AC		1.00	1.00	1.00	12,000.00	12,000.00	71,640							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.97 Total Land Value: 71,640 Market: 0 Agricultural: 0 Common: 71,640 PRINTED 11/17/2026 BY SYS