

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

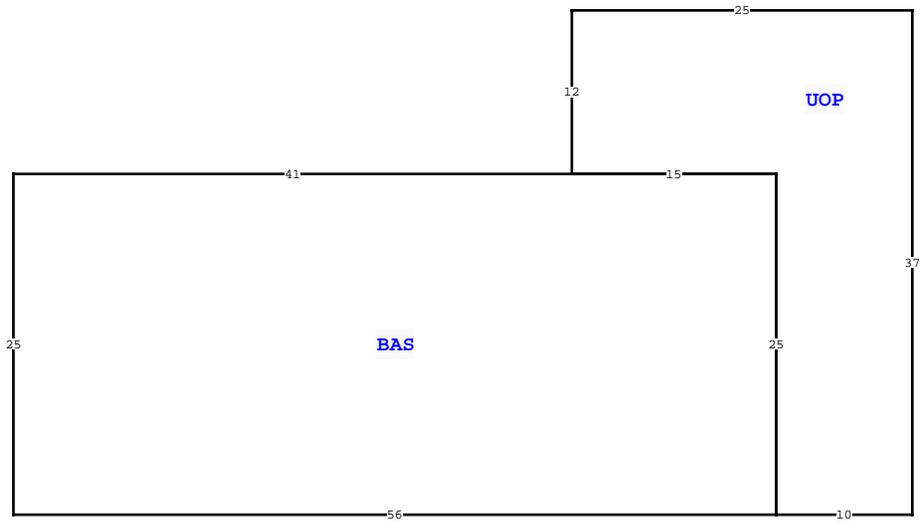
2026

02-6S-17-09553-038



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
02	MIN PLYWD 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Stories	1.	1. 100
	Architectural	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
	UOP	550	25
	TOTALS	1,950	1,538
			29,191

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	47.45	72,978	1988	1988	0	0	60.00	40.00
1 MOBILE HME 0% - 2025 Heated Area: 1400 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		29,191	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		71,640	
TOTAL MARKET VALUE		109,031	
SOH/AGL Deduction		10,327	
ASSESSED VALUE		98,704	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		98,704	
TOTAL JUST VALUE		109,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		89,731	
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						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF											
8,200											
781 SE ROLLING HILLS DR, LAKE CITY											
05/06/2026 MLU											

BUILDING NOTES											

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

LAND DESCRIPTION																								
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	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							