

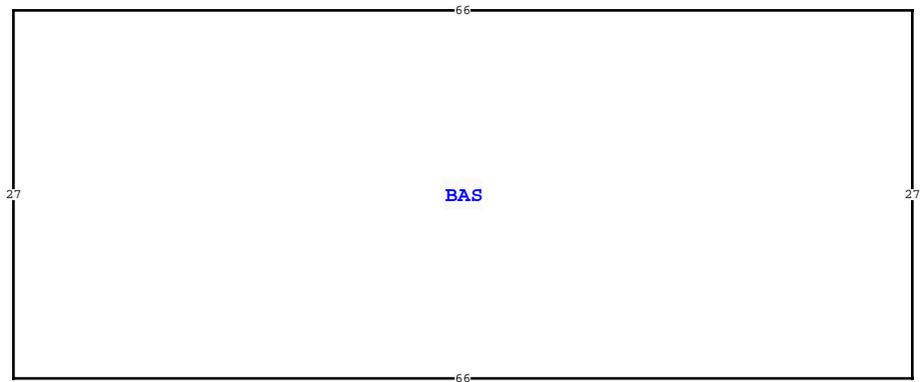
LOT 11-A ROLLING HILLS S/D UNREC
 COMM NW COR OF NW1/4 OF SE1/4, R
 E 1235 FT, S 420 FT FOR POB, RUN

MEDINA FRANCO
 141 SW MEDINA CT
 LAKE CITY, FL 32024

2026

02-6S-17-09553-039


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,782	100	
TOTALS	1,782		111,967

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2022	Heated Area: 1782			HX Base Yr				
												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026 MLU						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	111,967		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	30,560		
TOTAL MARKET VALUE	149,527		
SOH/AGL Deduction	16,474		
ASSESSED VALUE	133,053		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	133,053		
TOTAL JUST VALUE	149,527		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	143,374		
XFOB:1:1: SUNS/PEACHSTATE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042434	Mobile Home		07/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0288	9/29/2017	WD Q	V	01		24,000
GRANTOR: BRYAN & LINDA RUCKER						
GRANTEE: FRANCO MEDINA						
1222/2797	10/12/2011	WD Q	I	01		22,000
GRANTOR: NODIA HUFF						
GRANTEE: BRYAN & LINDA RUCKE						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3 100

TOTAL OB/XF												
7,000												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=21,20] E66 S27 W66 N27 \$												

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.91	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,560							