COMM SW COR OF NE1/4, RUN E 1327
E R/W US-41, RUN N ALONG R/W 504
POB, RUN N 159.9 FT, E ALONG S R

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2027

03-6S-17-09573-000

BUILDING CHARACTERISTICS

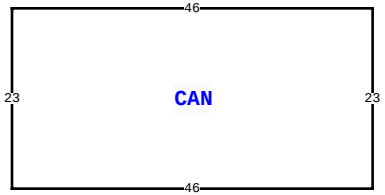
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

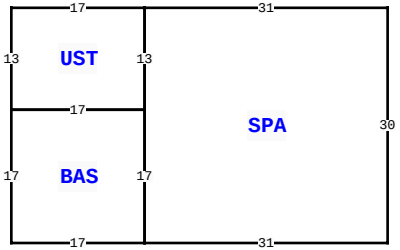
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	289	100		289	4,416
CAN	1,058	30		317	4,844
SPA	930	85		790	12,071
UST	221	40		88	1,345
TOTALS	2,498			1,484	22,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	05	1,484	62.3700	30.56	45,351	1965	1965	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 1219 HX Base Yr





14017 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	22,676
TOTAL MARKET OB/XF VALUE	6,550
TOTAL LAND VALUE - MARKET	114,996
TOTAL MARKET VALUE	144,222
SOH/AGL Deduction	0
ASSESSED VALUE	144,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,222
TOTAL JUST VALUE	144,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1865	4/16/2018	WD	U	I	37	475,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: FRANCO MEDINA						
0629/0430	8/04/1987	WD	U	I		80,000
GRANTOR: WALKER LYMAN IV &						
GRANTEE: AMPARO EUVARGAIN &						

BUILDING NOTES

BUILDING DIMENSIONS

SPA= W31 UST= W17 S13 E17 N13$ S13 BAS= W17 S17 E17 N17$ S17 E31 N30$ PTR=N30 CAN= N23 W46 S23 E46$ S30$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	650	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,550

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	2500	C	SRVC SHOPS	0		CHI	0.00	0.00	38,332.00	SF		1.00	1.00	1.00	3.00	3.00	114,996							

REVIEW DATE 03/31/2026 BY JB Total Acres: 0.88 Total Land Value: 114,996 Market: 0 Agricultural: 0 Common: 114,996 PRINTED 11/16/2026 BY SYS