COMM NE COR OF SEC, RUN S 1748.5
SW 1515.56 FT TO E R/W US-41, RU
R/W 290.95 FT FOR POB, RUN N ALO

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2027

03-6S-17-09577-000

BUILDING CHARACTERISTICS

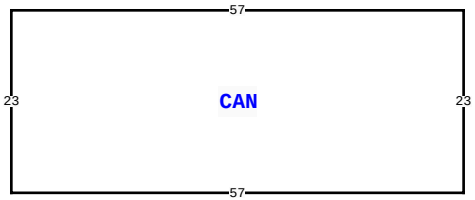
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

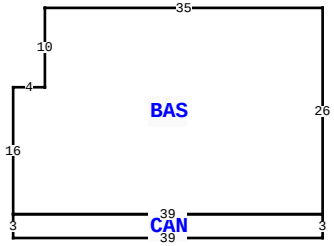
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	974	100		974	17,800
CAN	117	30		35	640
CAN	1,311	30		393	7,182
TOTALS	2,402			1,402	25,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	1,402	50.7654	36.55	51,243	1980	1980	0	0	0	50.00	50.00

1 NBHD STORE 0% - 0 Heated Area: 974 HX Base Yr





14053 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	800	
2	0296	SHED METAL	0	0	20	40	800.00	UT	5.00	5.00	100	1993	1993	3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,622
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	60,114
TOTAL MARKET VALUE	90,536
SOH/AGL Deduction	0
ASSESSED VALUE	90,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,536
TOTAL JUST VALUE	90,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,536

BLDG:1:1: AMPARO S41 & I-75

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S10 W4 S16 CAN= S3 E39 N3 W39$ E39 N26 $ PTR=N30
CAN= N23 W57 S23 E57$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	1100	C	STORE 1FLR	0		CHI	0.00	0.00	20,038.00	SF		1.00	1.00	1.00	3.00	3.00	60,114							

REVIEW DATE 09/26/2017 BY BC Total Acres: 0.46 Total Land Value: 60,114 Market: 0 Agricultural: 0 Common: 60,114 PRINTED 11/16/2026 BY SYS