BEG SW COR OF SE1/4, RUN N 1140.
E 338.47 FT, S 62 DEG E 238.55 F
OF US-41, S 11 DEG W ALONG R/W 1

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2027

10-6S-17-09635-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

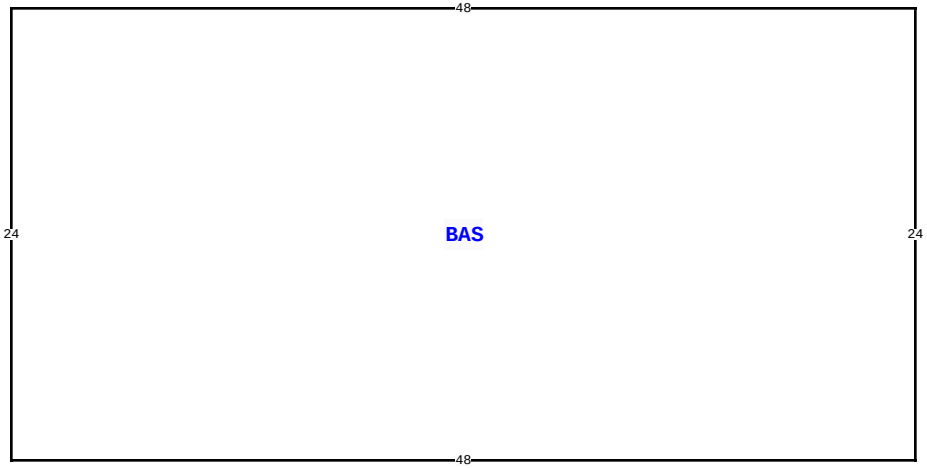
NEIGHBORHOOD/LOC 10617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	28,842
TOTALS	1,152			1,152	28,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	104.3100	62.59	72,104	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



15500 S US HIGHWAY 441 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	100.00	100.00	100	2022	2021		100	100	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	100.00	100.00	100	2022	2021		100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,632
TOTAL MARKET OB/XF VALUE	14,300
TOTAL LAND VALUE - MARKET	90,880
TOTAL MARKET VALUE	156,812
SOH/AGL Deduction	27,653
ASSESSED VALUE	129,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,159
TOTAL JUST VALUE	156,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043928	Electrical Servic	0	03/15/2022
19738	M H	125	07/12/2002
19496	M H	125	05/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/2363	11/27/2017	WD	U	I	37	140,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: FRANCO MEDINA						
0946/0483	2/06/2002	WD	U	V	07	64,000
GRANTOR: LAUSTRA & CATRON						
GRANTEE: AMPARO'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,300

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	0200	C	MBL HM	0			0.00	0.00	11.36	AC		1.00	1.00	1.00	8,000.00	8,000.00	90,880							

REVIEW DATE 03/21/2022 BY JB Total Acres: 11.36 Total Land Value: 90,880 Market: 0 Agricultural: 0 Common: 90,880 PRINTED 11/17/2026 BY SYS

BEG SW COR OF SE1/4, RUN N 1140.
E 338.47 FT, S 62 DEG E 238.55 F
OF US-41, S 11 DEG W ALONG R/W 1

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2027

10-6S-17-09635-002

BUILDING CHARACTERISTICS

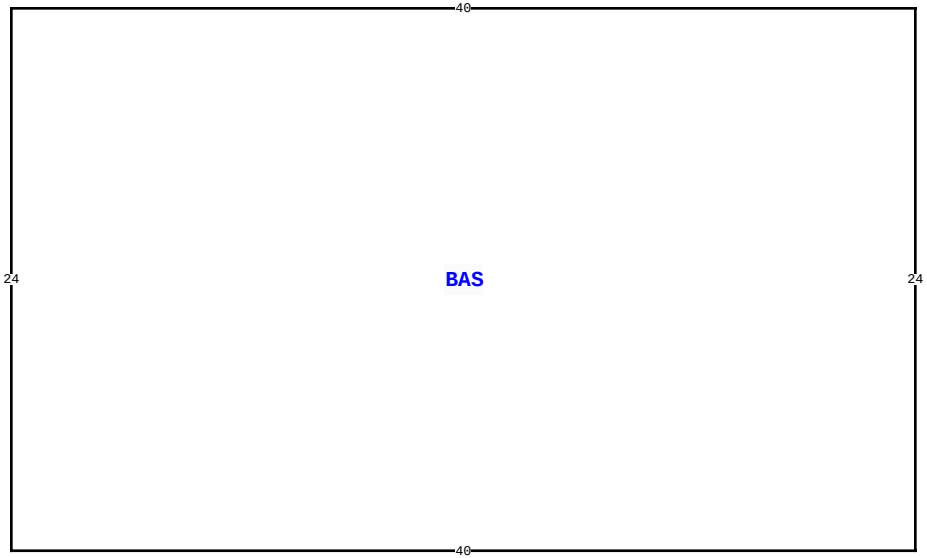
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Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	22,790
TOTALS	960			960	22,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	98.9100	59.35	56,976	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



15500 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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ASSESSED VALUE	129,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,159
TOTAL JUST VALUE	156,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: EUVARGAIN AMPARO						
GRANTEE: FRANCO MEDINA						
0946/0483	2/06/2002	WD	U	V	07	64,000
GRANTOR: LAUSTRA & CATRON						
GRANTEE: AMPARO'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/21/2022 BY JB Total Acres: 11.36 Total Land Value: 90,880 Market: 0 Agricultural: 0 Common: 90,880 PRINTED 11/17/2026 BY SYS