

COMM NW COR OF NE1/4 OF SW1/4,
 RUN S 521.78 FT, E 1754.86 FT
 FOR POB, CONT E 210 FT, S 210

DAVIS MEDINA Y
 261 SE DEER ST
 LAKE CITY, FL 32025-9409

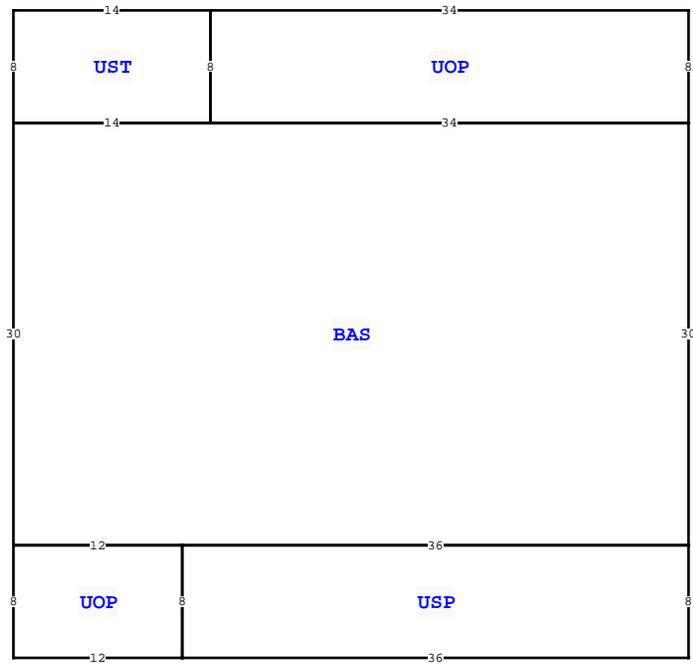
2026

12-4S-17-08332-072



ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	90		
Interior Floo	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	12417.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	91,756
UOP	96	20		19	1,211
UOP	272	20		54	3,441
USP	288	35		101	6,436
UST	112	45		50	3,186
TOTALS	2,208			1,664	106,029

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2003								
				Heated Area: 1440			HX Base Yr 2003				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			106,029
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			11,110
TOTAL MARKET VALUE			117,739
SOH/AGL Deduction			53,280
ASSESSED VALUE			64,459
TOTAL EXEMPTION VALUE	HX HB		39,459
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			117,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049456	Roof Replacement	14,570	03/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0950/2325	4/08/2002	WD	Q	I		62,000
GRANTOR: GENEVER BRACK						
GRANTEE: MEDINA Y DAVIS						
0832/1546	10/30/1996	QC	Q	I	01	0
GRANTOR: ROBERT F BRACK						
GRANTEE: GENEVER C BRACK						

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	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	100	0	0	3	100	300	
2	0070	CARPORT UF	0	100	16	16	1.00	UT	0.00	100	0	0	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	100	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/29/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
UOP= N8 W34 S8 E34\$ BAS= W34 UST= N8 W14 S8 E14\$ W14 S30 UOP= S8 E12 N8 W12\$ E12 USP= S8 E36 N8 W36 \$ E36 N30\$.			

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							