SW1/4 OF SW1/4 OF SE1/4.

734-975, 756-868, 774-345, 802-9

MEDINA FAMILY TRUST DATED APRIL 5, 2016
5 CLARENDON COURT SOUTH
PALM COAST, FL 32137

2027

13-7S-16-04207-000

BUILDING CHARACTERISTICS

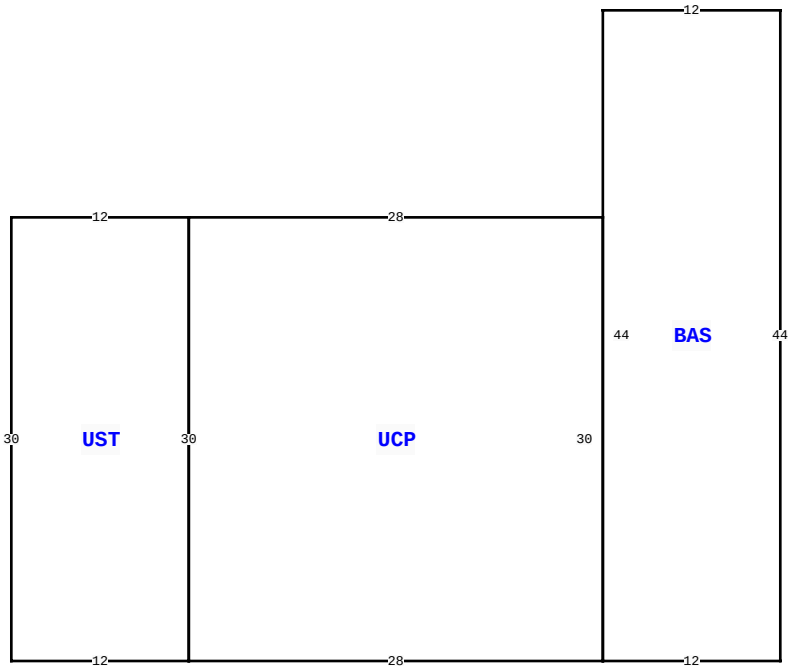
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	30,353
UCP	840	20		168	9,658
UST	360	45		162	9,313
TOTALS	1,728			858	49,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	858	114.4000	68.64	58,893	2012	2012	0	0	0	16.25	83.75

1 STRG/CONV 0% - 2026 Heated Area: 528 HX Base Yr



129 SW MAJESTIC LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,404
TOTAL MARKET OB/XF VALUE	14,700
TOTAL LAND VALUE - MARKET	110,440
TOTAL MARKET VALUE	323,544
SOH/AGL Deduction	0
ASSESSED VALUE	323,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,544
TOTAL JUST VALUE	323,544
NCON VALUE	3,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40454	M H	0	08/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1668	4/14/2026	WD	Q	I	01	365,000
GRANTOR: BISHOP NICK ROLAND						
GRANTEE: MEDINA FAMILY TRUST						
1450/2058	9/30/2021	LE	U	I	14	100
GRANTOR: HUSCUSSON WANDA GAIL						
GRANTEE: BISHOP NICK ROLAND						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= W28 UST= W12 S30 E12 N30$ S30 E28 BAS= E12 N44 W12 S44$ N30$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 14,700

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		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,440							
2	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 08/26/2026 BY TP Total Acres: 10.04 Total Land Value: 110,440 Market: 0 Agricultural: 0 Common: 110,440 PRINTED 11/17/2026 BY SYS

SW1/4 OF SW1/4 OF SE1/4.

734-975, 756-868, 774-345, 802-9

MEDINA FAMILY TRUST DATED APRIL 5, 2016
5 CLARENDON COURT SOUTH
PALM COAST, FL 32137

2027

13-7S-16-04207-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

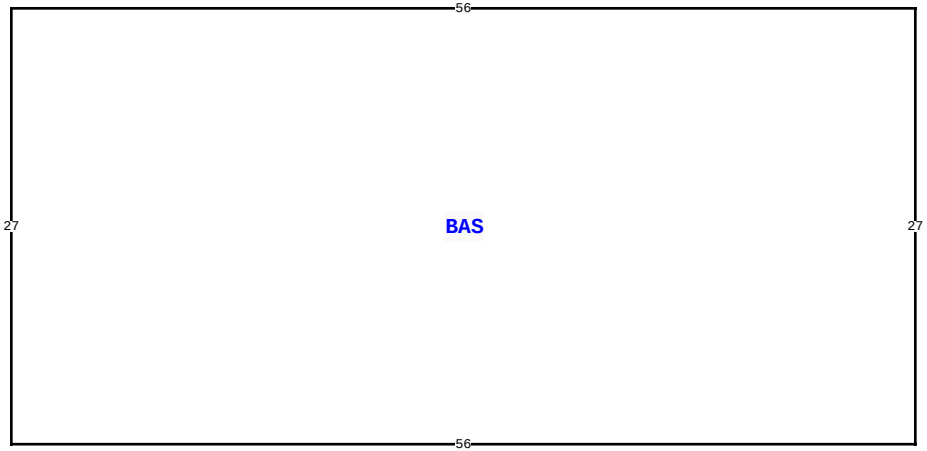
NEIGHBORHOOD/LOC 13716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	149,081
TOTALS	1,512			1,512	149,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	114.0000	106.02	160,302	2021	2021	0	0	0	7.00	93.00

2 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr



129 SW MAJESTIC LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,224

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GRANTOR: BISHOP NICK ROLAND						
GRANTEE: MEDINA FAMILY TRUST						
1450/2058	9/30/2021	LE	U	I	14	100
GRANTOR: HUSCUSSON WANDA GAIL						
GRANTEE: BISHOP NICK ROLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=22,15] E56 S27 W56 N27 $
.

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 08/26/2026 BY TP Total Acres: 10.04 Total Land Value: 110,440 Market: 0 Agricultural: 0 Common: 110,440 PRINTED 11/17/2026 BY SYS