(PARCEL "A"): BEG AT NW COR OF S 665.36 FT, E 2167.18 FT TO W R/W 441, N 11 DG E ALONG R/W, 684.50

**MEDINA FRANCO**
141 SW MEDINA CT
LAKE CITY, FL 32024

**2026**

**15-6S-17-09676-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 15617.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 205,560 |
| TOTAL MARKET VALUE | 205,560 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 205,560 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 205,560 |
| TOTAL JUST VALUE | 205,560 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 173,120 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1552/2435 | 10/29/2025 | WD | Q | V | 01 | 240,000 |
| GRANTOR: COYLE DANIEL JESSUP | | | | | | |
| GRANTEE: MEDINA FRANCO | | | | | | |
| 1493/243 | 6/14/2023 | WD | Q | V | 01 | 249,000 |
| GRANTOR: HARRELL ORBRA W JR | | | | | | |
| GRANTEE: COYLE DANIEL JESSUP | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9900 | C | AC NON-AG | 0 | | | | | 34.26 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 205,560 | | | | | | | |

REVIEW DATE 05/07/2026 BY MLU Total Acres: 34.26 Total Land Value: 205,560 Market: 0 Agricultural: 0 Common: 205,560 PRINTED 05/12/2026 BY SYS