LOT 34 FAIRFIELD HILLS S/D.
694-425, 875-1420, 978-1342, WD

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

20-3S-16-02194-034

BUILDING CHARACTERISTICS

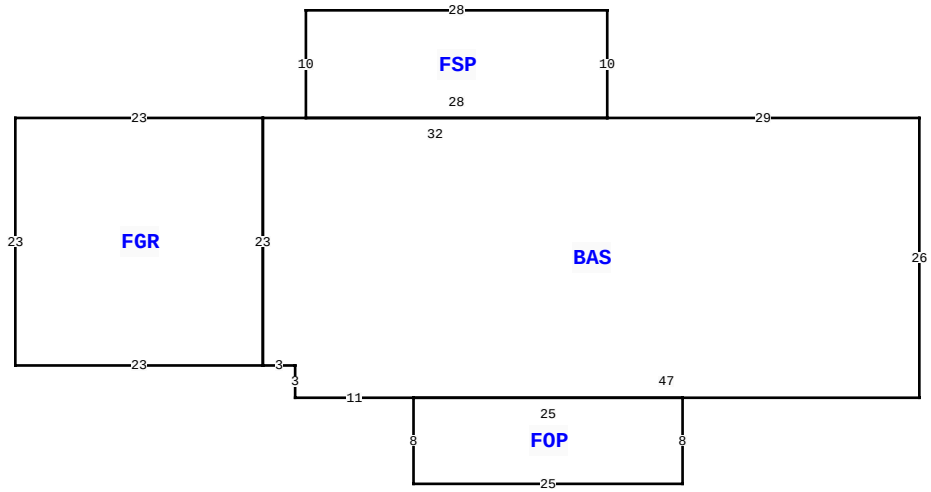
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100		1,577	186,110
FGR	529	55		291	34,343
FOP	200	30		60	7,081
FSP	280	40		112	13,218
TOTALS	2,586			2,040	240,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	127.4130	145.25	296,310	1991	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2025 Heated Area: 1577 HX Base Yr



426 NW FETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	240,752
TOTAL MARKET OB/XF VALUE	11,220
TOTAL LAND VALUE - MARKET	54,600
TOTAL MARKET VALUE	306,572
SOH/AGL Deduction	0
ASSESSED VALUE	306,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,572
TOTAL JUST VALUE	306,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1529/1219	12/13/2024	WD	Q	I	01	425,000
GRANTOR: VILLALTA MAVRA						
GRANTEE: MEDINA FRANCO						
0978/1342	3/14/2003	WD	Q	I		145,000
GRANTOR: JUANITA C BEASLEY						
GRANTEE: MAVRA M VILLALTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N10 W28 S10 E28$ W32 FGR= W23 S23 E23 N23$ S23 E3 S3 E11 FOP= S8 E25 N8 W25$ E47 N26 $.

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	20	30	600.00	UT	2.00	2.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	14	32	448.00	UT	7.50	7.50	100	1993	1993	3	100	3,360	
3	0021	BARN,FR AE	0	0	36	10	360.00	UT	11.00	11.00	100	1993	1993	3	100	3,960	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,220

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	0100	C	SFR	0		A-3	0.00	0.00	3.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	54,600							

REVIEW DATE 12/18/2024 BY ME Total Acres: 3.90 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 05/08/2026 BY SYS