(PART OF LOT 2 BUCKHEAD WOODS UN
COMM AT SW COR OF SEC, RUN N 174
W 440.42 FT, N 192.24 FT, E 1200

MEDINA FRANCO
141 SW MEDINA COURT
LAKE CITY, FL 32024

2027

25-5S-16-03716-102

BUILDING CHARACTERISTICS

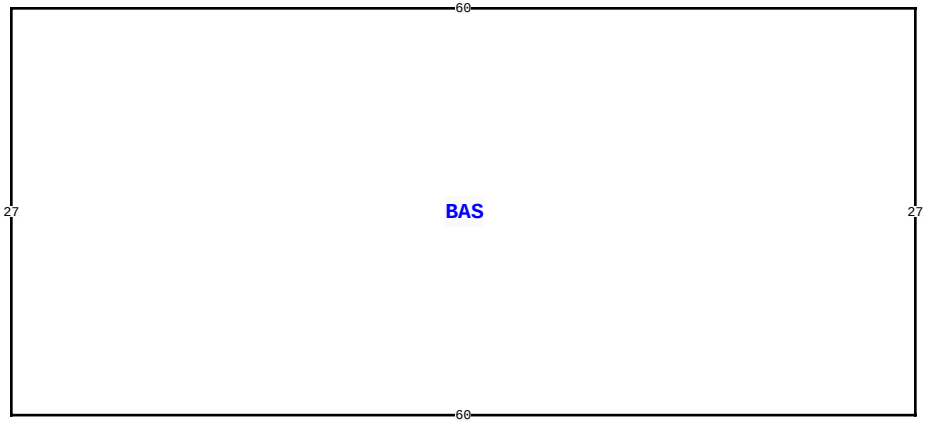
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	39,858
TOTALS	1,620			1,620	39,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	102.5100	61.51	99,646	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



268 SW BUCKHEAD WAY, 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,100.00	1,100.00	100	2026	2025		100	1,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,858
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	72,930
TOTAL MARKET VALUE	120,888
SOH/AGL Deduction	32,232
ASSESSED VALUE	88,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,656
TOTAL JUST VALUE	120,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,888

LAND:1:1: SMALL PART NOT USEABLE ACROSS ROAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21208	M H	125	10/28/2003
13299	M H	125	11/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/2450	10/15/2010	WD	Q	I	01	55,000
GRANTOR: EUVARGAIN J & FRANCIA						
GRANTEE: FRANCO MEDINA						
0998/2488	10/15/2003	WD	Q	V		22,000
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: EUVARGAIN J & FRANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	5.61	AC		1.00	1.00	1.00	13,000.00	13,000.00	72,930							

REVIEW DATE 03/10/2926 BY KS Total Acres: 5.61 Total Land Value: 72,930 Market: 0 Agricultural: 0 Common: 72,930 PRINTED 11/17/2026 BY SYS