

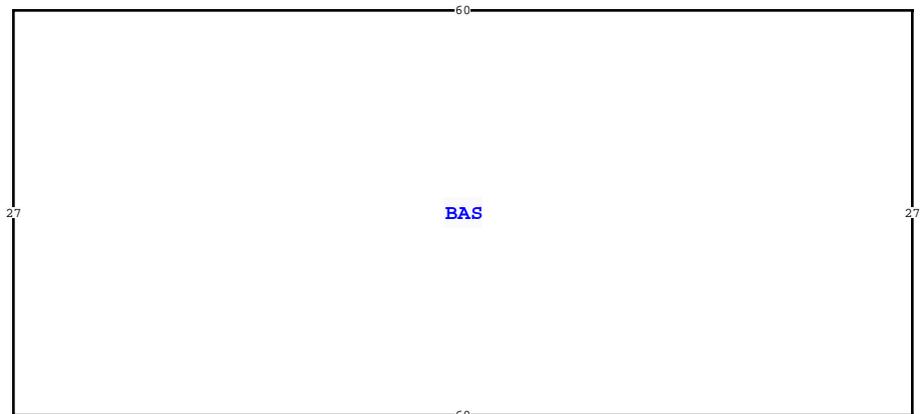
(PART OF LOT 2 BUCKHEAD WOODS UN
 COMM AT SW COR OF SEC, RUN N 174
 W 440.42 FT, N 192.24 FT, E 1200

MEDINA FRANCO
 141 SW MEDINA COURT
 LAKE CITY, FL 32024

2026

25-5S-16-03716-102


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	1,620	100	
TOTALS	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	60.00	40.00
2 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr												
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										05/06/2026		MLU
AG DATE												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			40,292
ASSESSED VALUE			80,596
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			80,596
TOTAL JUST VALUE			120,888
NCON VALUE			1,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,958
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	Q	I	01	55,000
GRANTOR: EUVARGAIN J & FRANCIA						
GRANTEE: FRANCO MEDINA						
0998/2488	10/15/2003	WD Q	Q	V		22,000
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: EUVARGAIN J & FRANCO						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	
2	0261	PRCH, UOP	0	0	0	1.00	UT	1,100.00	1,100.00	

TOTAL OB/XF																								
8,100																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S27 E60 N27\$.