W 4 AC OF S1/2 OF SE1/4 OF NE1/4
596-117, WD 1279-791, DC 1404-11

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

27-5S-17-09418-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

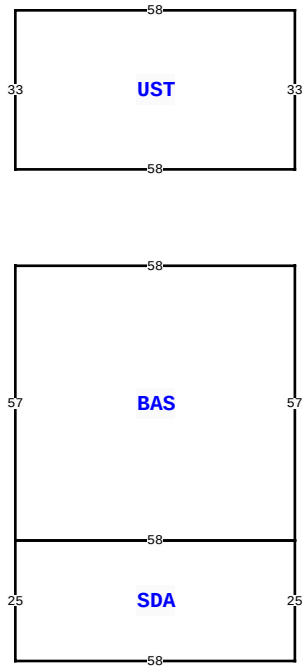
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,306	100		3,306	19,109
SDA	1,450	110		1,595	9,219
UST	1,914	40		766	4,428
TOTALS	6,670			5,667	32,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	5,667	23.1189	11.56	65,511	1987	1987	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 2022 Heated Area: 4756 HX Base Yr



12087 S US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,756
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,400
TOTAL MARKET VALUE	69,156
SOH/AGL Deduction	5,941
ASSESSED VALUE	63,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,215
TOTAL JUST VALUE	69,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/2395	3/19/2026	WD	Q	I	01	600,000
GRANTOR: TODD ERIC						
GRANTEE: MEDINA FRANCO						
1439/2722	6/03/2021	WD	U	I	37	195,000
GRANTOR: BOX JOHNNIE BELLE						
GRANTEE: TODD ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S57 SDA= S25 E58 N25 W58$ E58 N57$ PTR=N20 UST= N33 W58 S33 E58$ S20$.

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	1000	C	VACANT COMME	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	1000	C	VACANT COMME	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.40	13,000.00	5,200.00	10,400							

REVIEW DATE 09/05/2017 BY DF Total Acres: 4.00 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 05/12/2026 BY SYS