LOTS 8 & 9 JOY ACRES S/D.
ORB 529-065, 789-966, WD 1060-

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

29-5S-17-09451-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

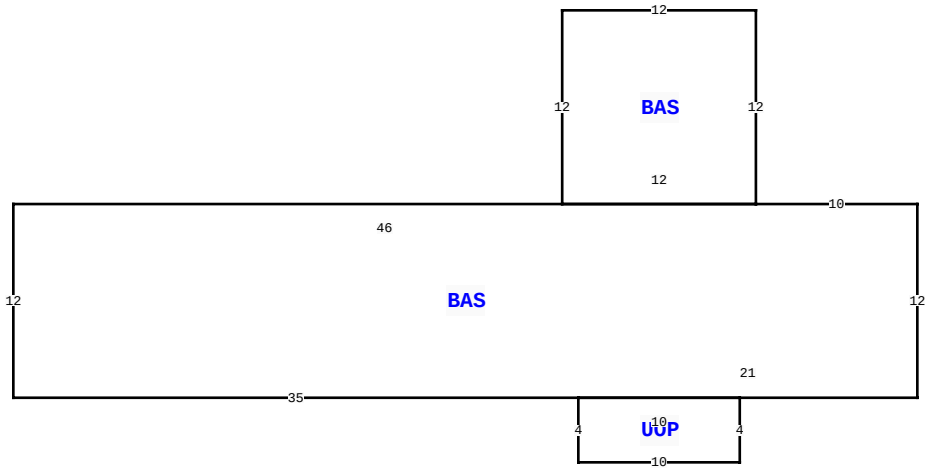
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	2,770
BAS	672	100		672	12,924
UOP	40	25		10	192
TOTALS	856			826	15,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	826	76.3200	48.08	39,714	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 816 HX Base Yr



455 SW SHERRI CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,042
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	39,600
TOTAL MARKET VALUE	77,642
SOH/AGL Deduction	13,885
ASSESSED VALUE	63,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,757
TOTAL JUST VALUE	77,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8436	M H	125	06/01/1994
8330	M H	125	05/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0764	9/30/2015	WD	Q	I	05	140,000
GRANTOR: TONY DELUCA						
GRANTEE: FRANCO MEDINA						
1060/2499	9/30/2005	WD	U	I	09	720,000
GRANTOR: AMPARO						
GRANTEE: TONY DELUCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N12 W12 S12 E12$ W46 S12 E35 UOP= S4 E10 N4 W10$ E21 N12$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	39,600							

REVIEW DATE 09/07/2017 BY BC Total Acres: 2.00 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 05/08/2026 BY SYS

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2026

29-5S-17-09451-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

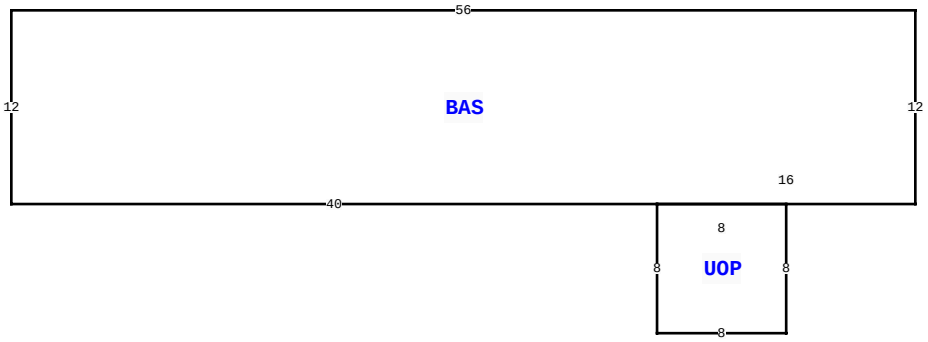
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,873
UOP	64	25		16	283
TOTALS	736			688	12,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	688	70.1100	44.17	30,389	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



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ASSESSED VALUE	63,757
TOTAL EXEMPTION VALUE	0
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0764	9/30/2015	WD	Q	I	05	140,000
GRANTOR: TONY DELUCA						
GRANTEE: FRANCO MEDINA						
1060/2499	9/30/2005	WD	U	I	09	720,000
GRANTOR: AMPARO						
GRANTEE: TONY DELUCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E40 UOP= S8 E8 N8 W8$ E16 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/07/2017 BY BC Total Acres: 2.00 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 05/08/2026 BY SYS