LOTS 2, 3, 4 & 5 BLOCK D MELROSE
384-554, WD 1009-2248, WD 1469-7

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2027

33-3S-17-06628-000

BUILDING CHARACTERISTICS

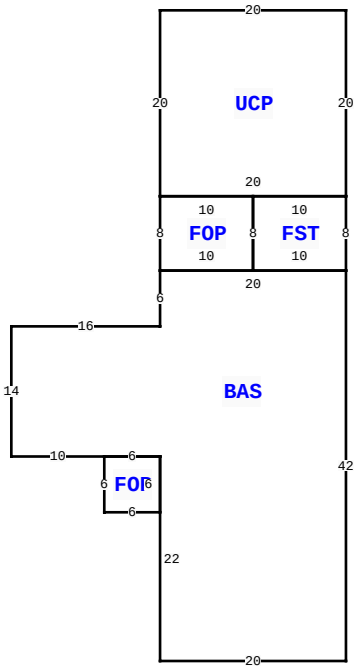
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.110 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	54,769
FOP	36	30		11	566
FOP	80	30		24	1,235
FST	80	55		44	2,265
UCP	400	20		80	4,118
TOTALS	1,660			1,223	62,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	85.0824	93.59	114,461	1930	1930	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 1064 HX Base Yr



190 SE LOCHLYNN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	10	22	220.00	UT	3.30	3.30	100	1992	1992	3	100	726	
2	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,954
TOTAL MARKET OB/XF VALUE	2,726
TOTAL LAND VALUE - MARKET	10,375
TOTAL MARKET VALUE	76,055
SOH/AGL Deduction	0
ASSESSED VALUE	76,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,055
TOTAL JUST VALUE	76,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/738	6/16/2022	WD	U	I	11	100
GRANTOR: LEVENE VICKY						
GRANTEE: MEDINA FRANCO						
1009/2248	3/09/2004	WD	U	I		55,000
GRANTOR: MORRIS H & MATTIE LEE						
GRANTEE: VICKY LEVENT & MABR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S14 E10 FOP= S6 E6 N6 W6$ E6 S22 E20 N42 FST= N8 UCP= N20 W20 S20 E20$ W10 FOP= W10 S8 E10 N8 $ S8 E10$ W20 S6$.

LAND DESCRIPTION

TOTAL OB/XF 2,726

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		RSF/MH	80.00	105.00	1.00	LT		1.00	1.00	1.25	8,300.00	10,375.00	10,375							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.48 Total Land Value: 10,375 Market: 0 Agricultural: 0 Common: 10,375 PRINTED 11/17/2026 BY SYS