COMM SE COR OF NE1/4 OF SE1/4, R
NW 1614.75 FT, N 506.44 FT TO N
RD FOR POB, CONT NORTH APPROX 10

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2027

36-3S-17-07397-007

BUILDING CHARACTERISTICS

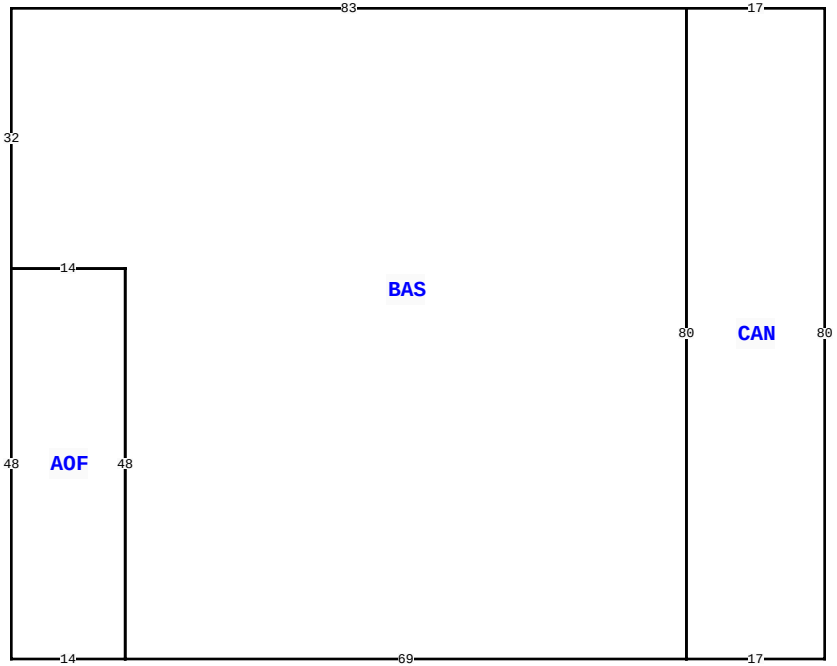
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	672	110		739	14,020
BAS	5,968	100		5,968	113,225
CAN	1,360	30		408	7,741
TOTALS	8,000			7,115	134,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	7,115	83.2200	31.62	224,976	1996	1996	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 6640 HX Base Yr



4484 E US HIGHWAY 90 , 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	0166	CONC,PAVMT	0	0	0	0	3,000.00	UT	1.50	1.50	50	1996	1996	3	50	2,250	
2	0260	PAVEMENT-A	0	0	0	0	20,360.00	UT	0.90	0.90	50	1996	1996	3	50	9,162	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	4,000.00	4,000.00	50	2005	2005	3	50	2,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	134,986
TOTAL MARKET OB/XF VALUE	14,912
TOTAL LAND VALUE - MARKET	138,740
TOTAL MARKET VALUE	288,638
SOH/AGL Deduction	0
ASSESSED VALUE	288,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,638
TOTAL JUST VALUE	288,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,638

SALE:1:1: SELLING PRICE LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11215	COMMERCIAL	250	05/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/2286	3/19/2019	WD	U	I	37	700,000
GRANTOR: JOSE B & GLADYS N MEN						
GRANTEE: FRANCO MEDINA						
0815/2340	6/24/1995	WD	Q	V		26,000
GRANTOR: GRACE J ROBERTS						
GRANTEE: JOSE B & GLADYS N M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W83 S32 AOF= S48 E14 N48 W14$ E14 S48 E69 CAN= E17 N80 W17 S80$ N80$.

LAND DESCRIPTION

TOTAL OB/XF 14,912

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	2500	C	SRVC SHOPS	0		I	0.00	0.00	9.91	AC		1.00	1.00	1.00	14,000.00	14,000.00	138,740							

REVIEW DATE 03/16/2020 BY CP Total Acres: 9.91 Total Land Value: 138,740 Market: 0 Agricultural: 0 Common: 138,740 PRINTED 11/17/2026 BY SYS