LOTS 17 & 18 BLOCK A COLLEGE MAN
936-533, WD 1086-2613, WD 1173-1

MEDINA FRANCO
141 SE MEDINA CT
LAKE CITY, FL 32024

2027

36-3S-17-07417-000

BUILDING CHARACTERISTICS

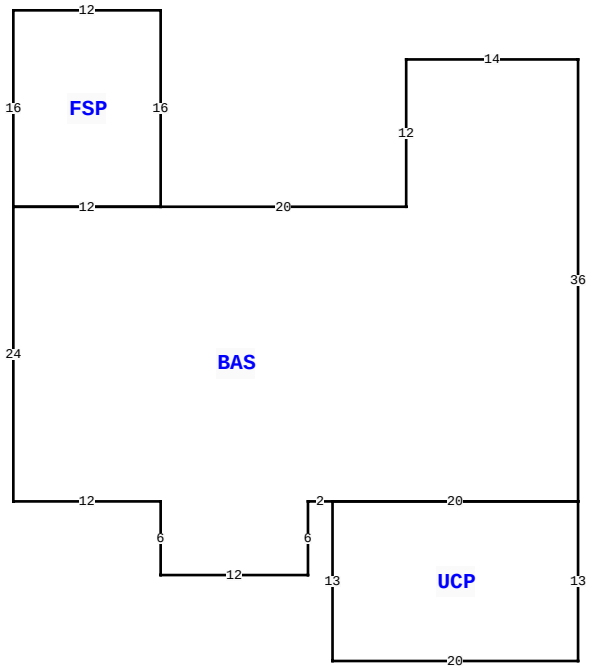
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
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	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	74,597
FSP	192	40		77	4,274
UCP	260	20		52	2,886
TOTALS	1,796			1,473	81,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,473	77.6284	85.39	125,779	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1344 HX Base Yr



4653 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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,756
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	97,056
SOH/AGL Deduction	0
ASSESSED VALUE	97,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,056
TOTAL JUST VALUE	97,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2574	9/05/2025	WD	Q	I	01	130,000
GRANTOR: TODD RICKY						
GRANTEE: MEDINA FRANCO						
1463/104	3/25/2022	WD	Q	I	01	71,000
GRANTOR: DEPRATTER RUSSELL S						
GRANTEE: TODD RICKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S12 W20 FSP= N16 W12 S16 E12$ W12 S24 E12 S6 E12 N6 E2 UCP= S13 E20 N13 W20$ E20 N36$.

LAND DESCRIPTION

TOTAL OB/XF 4,300

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 12/11/2025 BY TP Total Acres: 0.36 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS