

BEG SW COR LOT 17 JOY ESTATES
S/D, RUN E 800.91 FT TO
MIRACLE LANE, RUN S ALONG R/W

MARSHALL THOMAS S/MARSHALL DIANE M
758 SW MIRACLE CT
LAKE CITY, FL 32024

2026

06-4S-16-02787-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	01	01 100

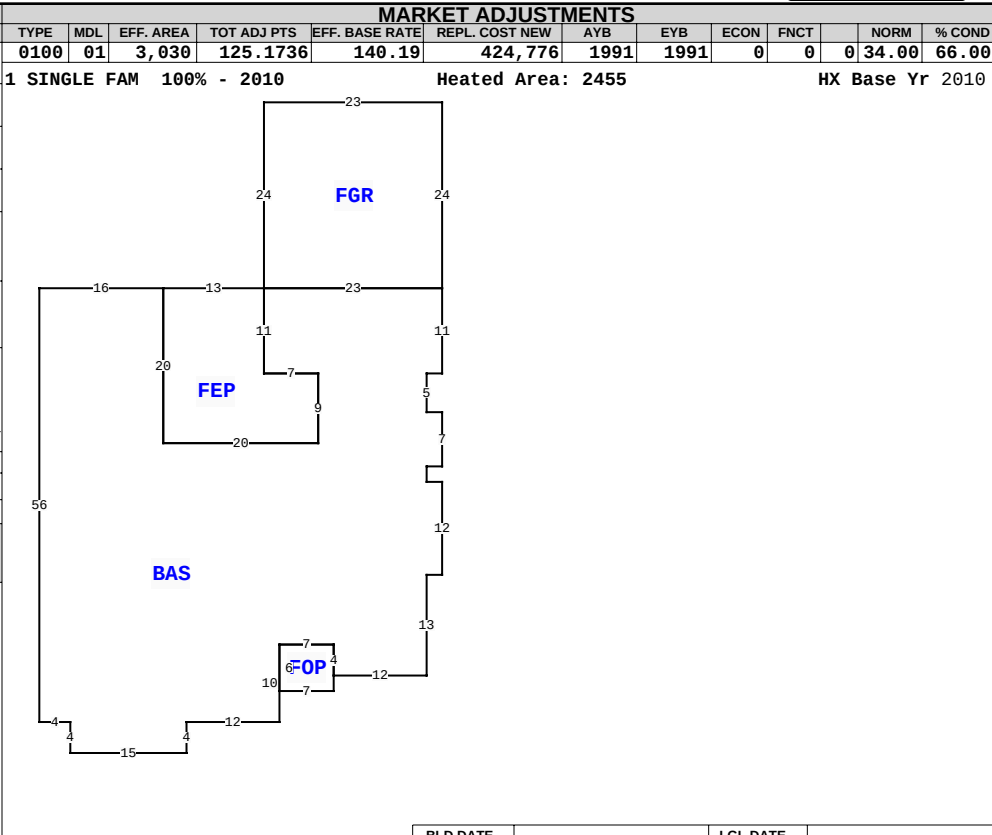
Quality	06	06
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100		2,455	227,150
FEP	323	80		258	23,872
FGR	552	55		304	28,128
FOP	42	30		13	1,203

TOTALS	3,372			3,030	280,352
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	100	1,000.00	UT	1.40	1.40
3	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00
4	0031	BARN, MT AE	0	100	36	1,728.00	UT	11.00	11.00
5	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00
6	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00
7	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00
8	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	2.26
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	6.00



758 SW MIRACLE CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	100	1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400	
3	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
4	0031	BARN, MT AE	0	100	36	1,728.00	UT	11.00	11.00	75	2014	2014	3	75	14,256	
5	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

TOTAL OB/XF										30,356						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	2.26	AC		1.00	1.00	1.00	9,000.00	9,000.00
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		300,199			
TOTAL MARKET OB/XF VALUE		30,356			
TOTAL LAND VALUE - MARKET		74,340			
TOTAL MARKET VALUE		352,575			
SOH/AGL Deduction		162,030			
ASSESSED VALUE		190,545			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		139,823			
TOTAL JUST VALUE		404,895			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		409,143			

SALE:1:1: 8.26 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054077	Remodel	14,860	09/17/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1184/2661	11/20/2009	WD	Q	I	01	315,500	
GRANTOR: ROY W & BARBARA E PRU							
GRANTEE: THOMAS S & DIANE M							
0886/2557	7/30/1999	WD	Q	I		150,000	
GRANTOR: ESPENSHIP							
GRANTEE: PRUETT							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W23 S11 E7 S9 W20 N20 W16 S56 E4 S4 E15 N4 E12 N10 E7 S4 E12 N13 E2 N12 W2 N2 E2 N7 W2 N5 E2 N11 \$									
FGR=[ORIG=0,0] N24 W23 S24 E23 \$									
FEP=[ORIG=-23,0] W13 S20 E20 N9 W7 N11 \$									
FOP=[ORIG=-14,50] N4 W7 S6 E7 N2 \$									
PTR=[ORIG=0,0] E30 W30 \$									

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