COMM SW COR OF SE1/4, RUN E 205 FT TO INTERS OF CR-252 WITH A 60 RD, RUN N ALONG E R/W OF SAID 60

GRAHAM MICHELLE A/ANDERSON RANFORD E
356 SW MIRACLE CT
LAKE CITY, FL 32024

2026

06-4S-16-02788-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

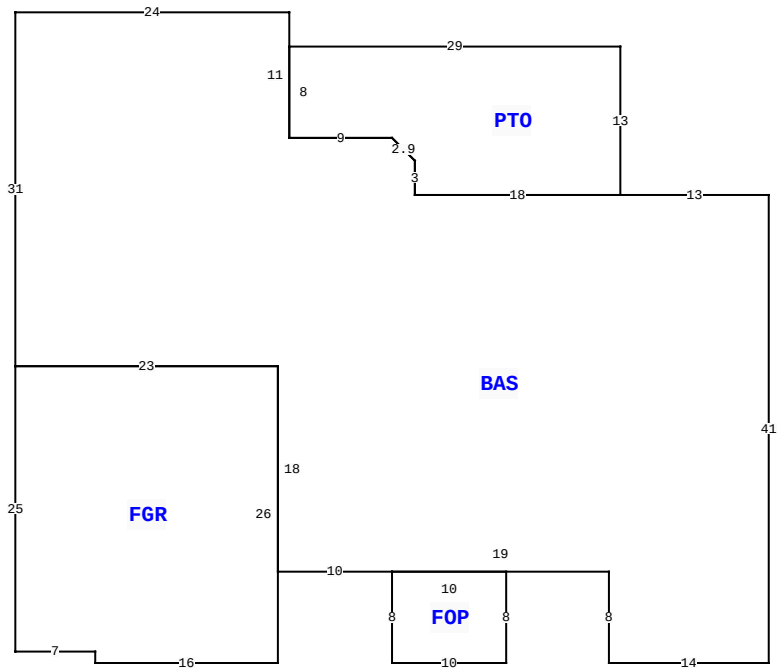
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0102	SFRES/MOBILE HOME
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	2,313	100		2,313	259,034
FGR	591	55		325	36,397
FOP	80	30		24	2,688
PTO	324	5		16	1,792
TOTALS	3,308			2,678	299,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,678	126.5670	141.76	379,633	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2023 Heated Area: 2313 HX Base Yr 2023



356 SW MIRACLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		372,441
TOTAL MARKET OB/XF VALUE		14,056
TOTAL LAND VALUE - MARKET		56,870
TOTAL MARKET VALUE		443,367
SOH/AGL Deduction		21,035
ASSESSED VALUE		422,332
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		366,610
TOTAL JUST VALUE		443,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050322	Storage Building	5,734	07/10/2024
000050323	Storage Building	5,103	07/10/2024
000050120	Right-of-Way Acce		06/14/2024
35420	M H	500	06/09/2017
21556	SFR	636	02/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1147	11/27/2024	LE	U	I	14	100
GRANTOR: ANDERSON RANFORD E (E						
GRANTEE: GRAHAM MICHELLE A R						
1461/498	2/24/2022	WD	U	I	35	430,000
GRANTOR: KLINE ANNIE P						
GRANTEE: GRAHAM MICHELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N13 W29 S8 E9 D2 R2 S3 E18$ W18 N3 L2 U2 W9 N11 W24 S31 FGR= S25 E7 S1 E16 N26 W23$ E23 S18 E10 FOP= S8 E10 N8 W10$ E19 S8 E14 N41$.

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	100	0	0	2,532.00	UT	2.00	2.00	100	2004	2004	3	100	5,064	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0296	SHED METAL	0	100	10	20	200.00	UT	18.00	18.00	100	2025	2024		100	3,600	
5	0294	SHED WOOD/	0	100	12	12	144.00	UT	18.00	18.00	100	2025	2024		100	2,592	

LAND DESCRIPTION

TOTAL OB/XF 14,056

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.17	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,870							

REVIEW DATE 11/04/2024 BY JB Total Acres: 5.17 Total Land Value: 56,870 Market: 0 Agricultural: 0 Common: 56,870 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4, RUN E 205 FT TO INTERS OF CR-252 WITH A 60 RD, RUN N ALONG E R/W OF SAID 60

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356 SW MIRACLE CT
LAKE CITY, FL 32024

2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

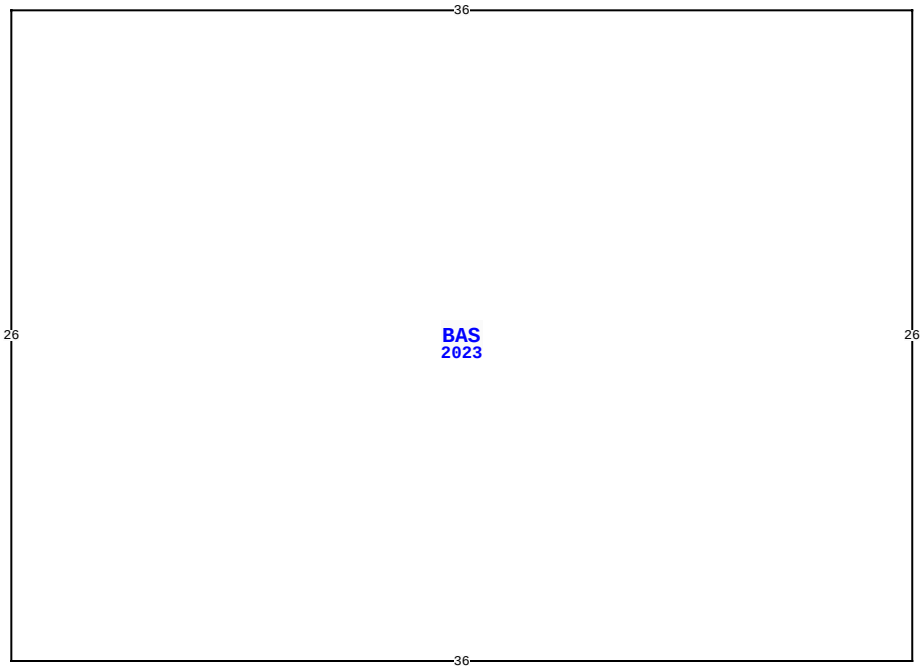
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
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	936	100	2023	936	72,531
TOTALS	936			936	72,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	936	112.5000	92.25	86,346	2017	2017	0	0	0	16.00	84.00

2 MANUF 1 0% - 2023 Heated Area: 936 HX Base Yr 2023



356 SW MIRACLE CT, LAKE CITY

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1461/498	2/24/2022	WD	U	I	35	430,000
GRANTOR: KLINE ANNIE P						
GRANTEE: GRAHAM MICHELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,10] E36 S26 W36 N26 $
.

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 11/04/2024 BY JB Total Acres: 5.17 Total Land Value: 56,870 Market: 0 Agricultural: 0 Common: 56,870 PRINTED 11/07/2025 BY SYS