LOT 4 JOY ESTATES.

827-2235, WD 1313-2643, WD 1453-

DESOE BRUCE EDWARD/BOUDREAU GAYLE H
161 SW MIRACLE CT
LAKE CITY, FL 32024

2026

06-4S-16-02789-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

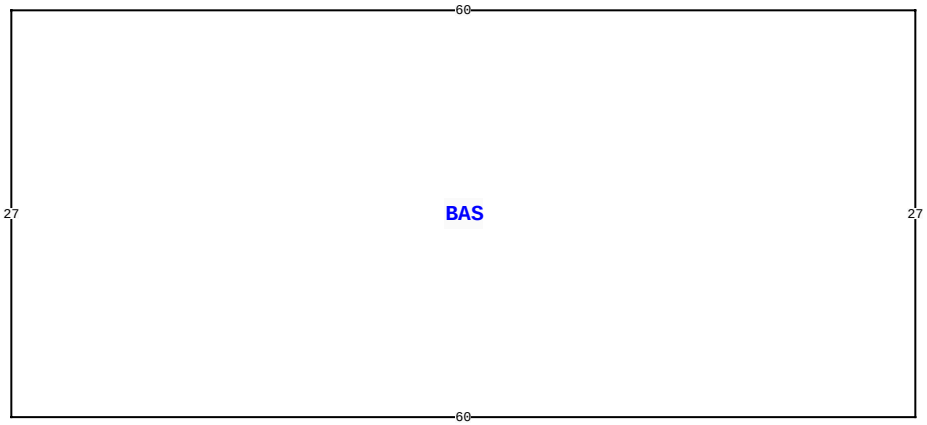
NEIGHBORHOOD/LOC 6416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	173,732
TOTALS	1,620			1,620	173,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	132.6600	124.70	202,014	2007	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2022 Heated Area: 1620 HX Base Yr 2022



161 SW MIRACLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,732
TOTAL MARKET OB/XF VALUE		12,200
TOTAL LAND VALUE - MARKET		27,500
TOTAL MARKET VALUE		213,432
SOH/AGL Deduction		47,456
ASSESSED VALUE		165,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,254
TOTAL JUST VALUE		213,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043346	Roof Replacement	7,400	12/09/2021
27374	M H	398	09/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1526	3/13/2023	QC	U	I	11	100
GRANTOR: DESOE BRUCE						
GRANTEE: DESOE BRUCE EDWARD						
1453/2290	11/22/2021	WD	Q	I	01	164,900
GRANTOR: JERNIGAN CHRISTOPHER						
GRANTEE: DESOE BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,200

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.25	22,000.00	27,500.00	27,500							

REVIEW DATE 08/01/2023 BY JB Total Acres: 1.01 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/05/2025 BY SYS