LOT 5 JOY ESTATES.

633-119, 755-2350, 865-1025, WD

PEEL ERIN
199 SW MIRACLE CT
LAKE CITY, FL 32024-0560

2025

06-4S-16-02789-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

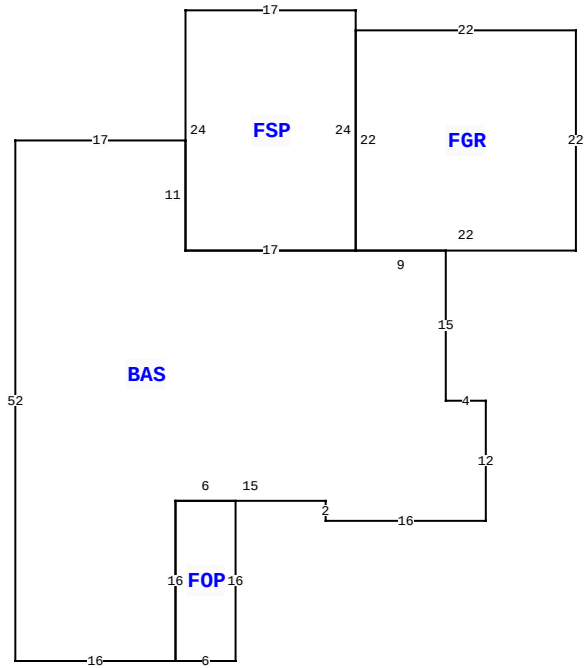
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,590	100		1,590	214,477
FGR	484	55		266	35,881
FOP	96	30		29	3,912
FSP	408	40		163	21,988
TOTALS	2,578			2,048	276,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	140.0454	156.85	321,229	1992	2010	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1590 HX Base Yr 2022



199 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		276,257
TOTAL MARKET OB/XF VALUE		2,004
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		328,261
SOH/AGL Deduction		67,488
ASSESSED VALUE		260,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,051
TOTAL JUST VALUE		328,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38738	MAINT/ALTR	0	10/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/730	5/20/2021	WD	Q	I	01	270,000
GRANTOR: PENTON CARLOS ANDRES						
GRANTEE: PEEL ERIN						
1390/1392	8/02/2019	WD	Q	I	01	178,000
GRANTOR: TIMOTHY P & JENNIFER						
GRANTEE: CARLOS ANDRES PENTO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= E22 N22 W22 S22$ FSP= N24 W17 S24 E17$ BAS= W17 N11 W17 S52 E16 FOP= N16 E6 S16 W6$ N16 E15 S2 E16 N12 W4 N15 W9$.

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	20	18	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,004

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/01/2023 BY JB Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/19/2025 BY SYS