LOT 8 JOY ESTATES.

ORB 655-173, 761-660

SELF JAMES L/SELF RUTH M
391 SW MIRACLE COURT
LAKE CITY, FL 32024

**2026**

**06-4S-16-02789-008**

## BUILDING CHARACTERISTICS

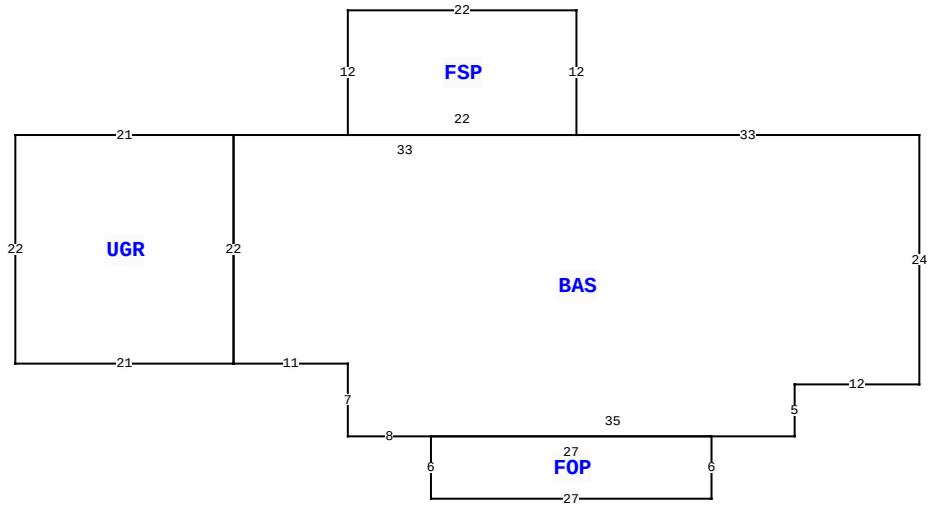
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| 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 | 1,777 | 100 | | 1,777 | 147,026 |
| FOP | 162 | 30 | | 49 | 4,054 |
| FSP | 264 | 40 | | 106 | 8,770 |
| UGR | 462 | 45 | | 208 | 17,209 |
| TOTALS | 2,665 | | | 2,140 | 177,061 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,140 | 113.6520 | 127.29 | 272,401 | 1993 | 1993 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1777 HX Base Yr




391 SW MIRACLE CT, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 177,061 |
| TOTAL MARKET OB/XF VALUE | | 3,791 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 230,852 |
| SOH/AGL Deduction | | 94,896 |
| ASSESSED VALUE | | 135,956 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 85,234 |
| TOTAL JUST VALUE | | 230,852 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,852 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000033859 | Roof Replacement | | 03/16/2016 |
| 6362 | SFR | 45,000 | 09/01/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0761/0660 | 6/12/1992 | WD | U | V | 12 | 22,000 |
| GRANTOR: MICHAEL MOWRY | | | | | | |
| GRANTEE: JAMES L SELF | | | | | | |
| 0655/0173 | 6/07/1988 | WD | Q | V | | 17,000 |
| GRANTOR: DUCKETT JOE L & | | | | | | |
| GRANTEE: MOWRY MICHAEL A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 FSP= N12 W22 S12 E22$ W33 UGR= W21 S22 E21 N22$ S22 E11 S7 E8 FOP= S6 E27 N6 W27$ E35 N5 E12 N24$.

## 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 | 2,279.00 | UT | 1.40 | 1.40 | 100 | 1993 | 1993 | 3 | 100 | 3,191 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 24 | 240.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,791

| 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 03/01/2024 BY JS Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/05/2025 BY SYS