LOT 9 JOY ESTATES.

734-008, 755-1500, 773-1230,

SHOEMAKER SARA M/SHOEMAKER RYAN J
441 SW MIRACLE CT
LAKE CITY, FL 32024

2026

06-4S-16-02789-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

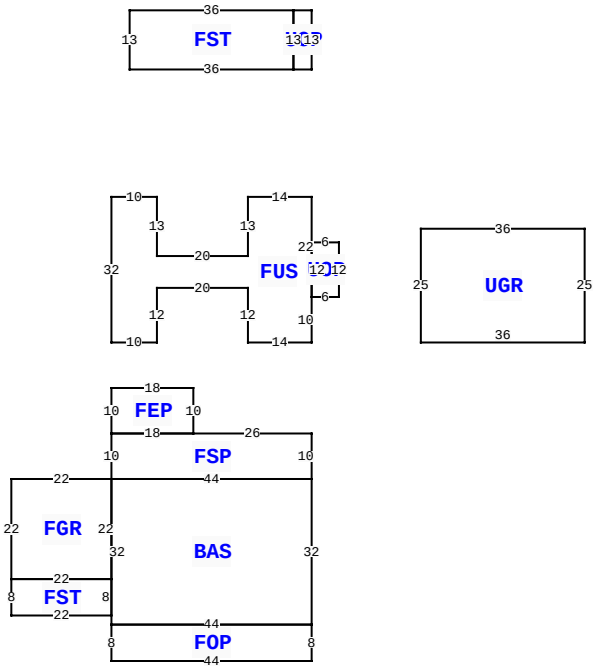
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,408	100		1,408	142,808
FEP	180	80		144	14,605
FGR	484	55		266	26,979
FOP	352	30		106	10,751
FSP	440	40		176	17,851
FST	176	55		97	9,838
FST	468	55		257	26,067
FUS	908	100		908	92,095
UGR	900	45		405	41,078
UOP	52	20		10	1,014
TOTALS	5,440			3,791	384,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,791	124.0533	138.94	526,722	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2020 Heated Area: 2316 HX Base Yr 2020



** This building has 11 Sub-Areas

441 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		384,507
TOTAL MARKET OB/XF VALUE		3,090
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		437,597
SOH/AGL Deduction		149,769
ASSESSED VALUE		287,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,106
TOTAL JUST VALUE		437,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32481	MAINT/ALTR	35	11/18/2014
9717	SFR	360	05/16/1995
7311	GARAGE	31,000	06/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1050	12/19/2019	WD	Q	I	01	310,000
GRANTOR: HENRY M & SANDRA D MI						
GRANTEE: SARA M & RYAN J SHO						
0773/1230	4/08/1993	WD	Q	V		18,000
GRANTOR: JOE DUCKETT						
GRANTEE: HENRY MILTON						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W26 FEP= N10 W18 S10 E18$ W18 S10 E44$ BAS= W44 FGR= W22 S22 FST= S8 E22N8 W22$ E22 N22$ S32 FOP= S8 E44 N8 W44$ E44 N32$ PTR= N30 FUS= N10 UOP= E6 N12 W6 S12$ N22 W14 S13 W20 N13 W10 S32 E10 N12 E20 S12 E14$ S30$ PTR= N30 E60 UGR= N25 W36 S25 E36$ S30 W60$ PTR= N90 UOP= N13 W4 FST= W36 S13 E36 N13 $ S13 E4$ S90$.

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	0070	CARPORT UF	0	100	21	30	630.00	UT	3.00	3.00	100	1995	1995	3	100	1,890	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,090

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 11/05/2025 BY SYS