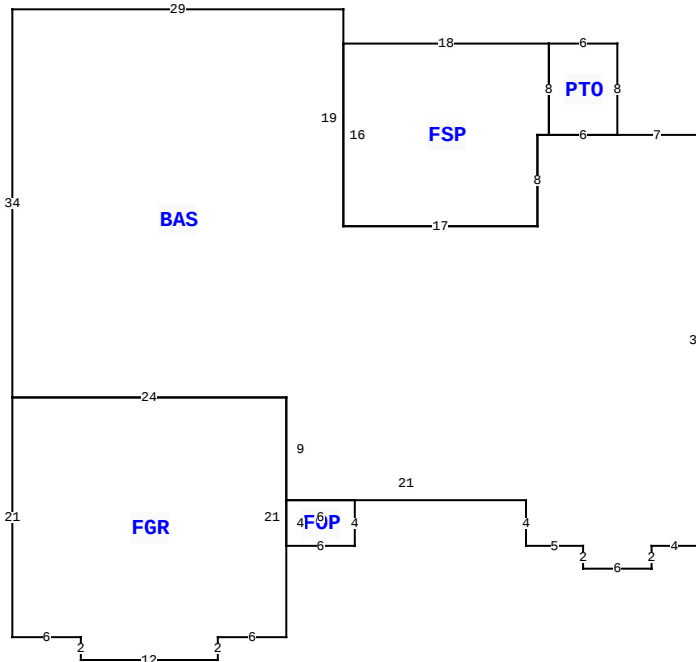


PASTERNAK STEVEN E/PASTERNAK LILA WILMA
612 SW MIRACLE CT
LAKE CITY, FL 32024

06-4S-16-02789-019

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		19	COMMON BRK 100							0100	01	2,370	118.2951	132.49	314,001	1994	1994	0	0	0	31.00	69.00	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2004 Heated Area: 1959 HX Base Yr 2004														Tax Group: 3		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE		216,661							
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		42,836							
Interior Floo		14	CARPET 90																					TOTAL LAND VALUE - MARKET		67,440							
Interior Floo		08	SHT VINYL 10																					TOTAL MARKET VALUE		326,937							
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction		102,610							
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE		224,327							
Bedrooms			3 100																					TOTAL EXEMPTION VALUE		HX HB DX		55,722					
Bathrooms			2 100																					BASE TAXABLE VALUE		168,605							
Frame		01	NONE 100																					TOTAL JUST VALUE		326,937							
Stories		1.	1. 100																					NCON VALUE		0							
Architectual		05	CONV 100							INCOME VALUE																							
Units			0 100							PREVIOUS YEAR MKT VALUE		330,077																					
Condition Adj		03	03 100																														
Kitchen Adjus		01	01 100																														
Quality		06	06																														
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	1,959	100		1,959	179,088																												
FGR	528	55		290	26,511																												
FOP	24	30		7	640																												
FSP	280	40		112	10,239																												
PTO	48	5		2	183																												
TOTALS		2,839			2,370	216,661																											
EXTRA FEATURES						612 SW MIRACLE CT, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU									
																XF DATE				LAND DATE													
																INC DATE				AG DATE													
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																	
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336																		
2	0294	SHED WOOD/	0 100	10	14	1.00	UT	0.00	0.00	100	1994	1994	3	100	500																		
3	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
4	0166	CONC, PAVMT	0 100	0	0	850.00	UT	2.00	2.00	100	1994	1994	3	100	1,700																		
5	0282	POOL ENCL	0 100	0	0	1,000.00	UT	15.00	15.00	100	1994	1994	3	40	6,000																		
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500																		
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400																		
8	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,800																		
9	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100																		
10	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100																		
LAND DESCRIPTION										TOTAL OB/XF										33,436													
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								
1	0100	C	SFR		100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.75	25,000.00	18,750.00	18,750															
2	0000	C	VAC RES		100		00	0.00	0.00	5.41	AC		1.00	1.00	1.00	9,000.00	9,000.00	48,690															
REVIEW DATE		08/01/2023		BY	JB		Total Acres: 8.92		Total Land Value: 67,440				Market: 0				Agricultural: 0				Common: 67,440				PRINTED 11/04/2025 BY SYS								

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