BEG SW COR LOT 17 JOY ESTATES S/
FT TO MIRACLE LANE, RUN S ALONG
813.48 FT, N 445.27 FT TO POB. (

MARSHALL THOMAS S/MARSHALL DIANE M
758 SW MIRACLE CT
LAKE CITY, FL 32024

2026

06-4S-16-02787-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

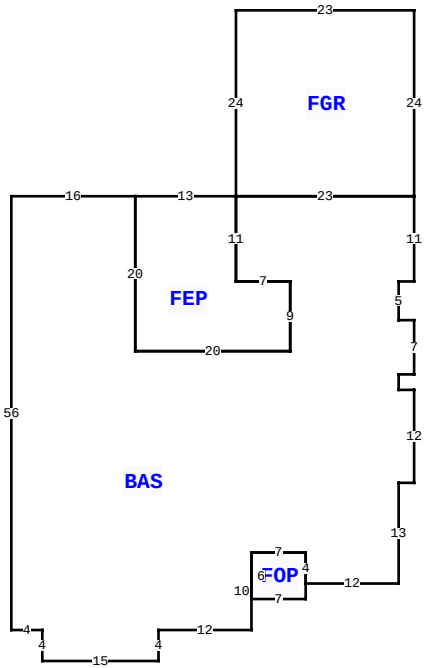
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100		2,455	231,217
FEP	323	80		258	24,299
FGR	552	55		304	28,631
FOP	42	30		13	1,224
TOTALS	3,372			3,030	285,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,030	125.1736	142.70	432,381	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2010 Heated Area: 2455 HX Base Yr 2010



758 SW MIRACLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,858
TOTAL MARKET OB/XF VALUE		30,356
TOTAL LAND VALUE - MARKET		76,600
TOTAL MARKET VALUE		360,494
SOH/AGL Deduction		169,801
ASSESSED VALUE		190,693
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,282
TOTAL JUST VALUE		412,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,143

SALE:1:1: 8.26 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054077	Remodel	14,860	09/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1562/2031	2/18/2026	LE	U	I	14	100
GRANTOR: MARSHALL THOMAS S (EN						
GRANTEE: HERRERO GAYE LYNNE						
1184/2661	11/20/2009	WD	Q	I	01	315,500
GRANTOR: ROY W & BARBARA E PRU						
GRANTEE: THOMAS S & DIANE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S11 E7 S9 W20 N20 W16 S56 E4 S4 E15 N4 E12 N10 E7 S4 E12 N13 E2 N12 W2 N2 E2 N7 W2 N5 E2 N11 $
FGR=[ORIG=0,0] N24 W23 S24 E23 $
FEP=[ORIG=-23,0] W13 S20 E20 N9 W7 N11 $
FOP=[ORIG=-14,50] N4 W7 S6 E7 N2 $
PTR=[ORIG=0,0] E30 W30 $
.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	100	10	1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
4	0031	BARN,MT AE	0	100	36	48	1,728.00	UT	11.00	11.00	75	2014	2014	3	75	14,256	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 30,356

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		00	0.00	0.00	2.26	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,600							
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							

REVIEW DATE 08/01/2023 BY JB Total Acres: 8.26 Total Land Value: 24,280 Market: 54,000 Agricultural: 1,680 Common: 22,600 PRINTED 05/08/2026 BY SYS

BEG SW COR LOT 17 JOY ESTATES S/
FT TO MIRACLE LANE, RUN S ALONG
813.48 FT, N 445.27 FT TO POB. (

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758 SW MIRACLE CT
LAKE CITY, FL 32024

2026

06-4S-16-02787-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

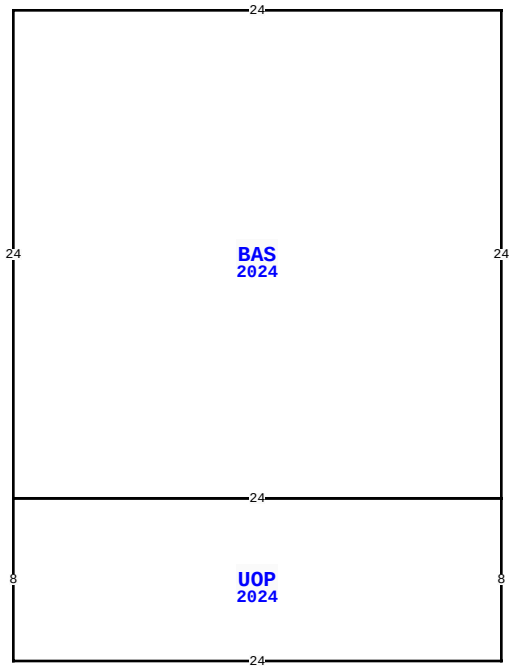
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2024	576	18,911
UOP	192	25	2024	48	1,576
TOTALS	768			624	20,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	624	85.5000	54.72	34,145	2003	2003	0	0	0	40.00	60.00

2 STRG/CONV 0% - 2024 Heated Area: 576 HX Base Yr 2010



758 SW MIRACLE CT, LAKE CITY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: HERRERO GAYE LYNNE						
1184/2661	11/20/2009	WD	Q	I	01	315,500
GRANTOR: ROY W & BARBARA E PRU						
GRANTEE: THOMAS S & DIANE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,17] E24 S24 W24 N24 $
UOP=[YR=2024;ORIG=13,41] E24 S8 W24 N8 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/01/2023 BY JB Total Acres: 8.26 Total Land Value: 24,280 Market: 54,000 Agricultural: 1,680 Common: 22,600 PRINTED 05/08/2026 BY SYS