

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

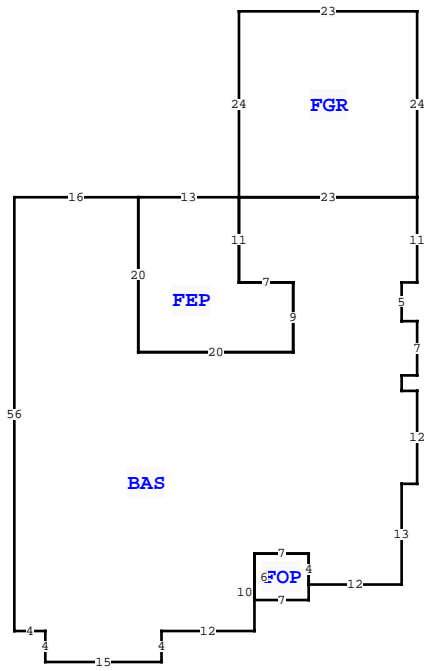
2026

06-4S-16-02787-001



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 Floor	14	CARPET	90	
Interior Floor	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	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 MARKET VALUE
BAS	2,455	100		2,455 227,150
FEP	323	80		258 23,872
FGR	552	55		304 28,128
FOP	42	30		13 1,203
TOTALS	3,372			3,030 280,352

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2010									
Heated Area: 2455						HX Base Yr 2010						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		300,199	
TOTAL MARKET OB/XF VALUE		30,356	
TOTAL LAND VALUE - MARKET		76,600	
TOTAL MARKET VALUE		354,835	
SOH/AGL Deduction		164,782	
ASSESSED VALUE		190,053	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		138,642	
TOTAL JUST VALUE		407,155	
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						

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	100	10	1,000.00	UT	1.40	100	0	0	3	100	1,400	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,800	
4	0031	BARN, MT AE	0	100	36	48	1,728.00	UT	11.00	75	2014	2014	3	75	14,256	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	400	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	3,500	

TOTAL OB/XF													30,356											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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

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 \$												

