COMM SW COR OF SE1/4, RUN E 205
TO N R/W CR-252, CONT N 2599.92
FT, S 287.69 FT TO POB CONT S 32

BOYD DAVID L/BOYD KELLY M
502 SW MIRACLE CT
LAKE CITY, FL 32024

2027

06-4S-16-02788-003

BUILDING CHARACTERISTICS

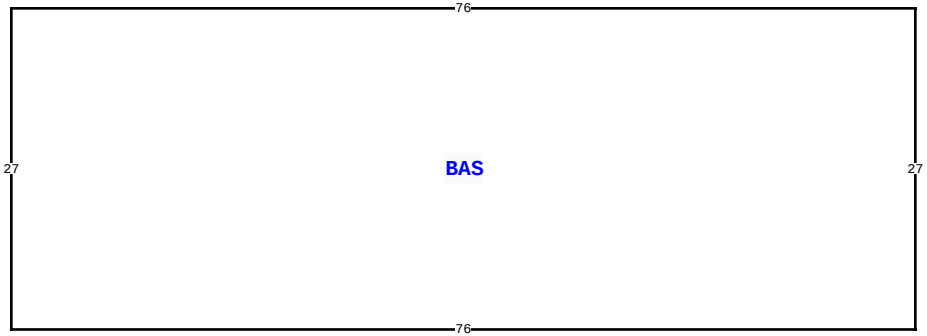
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,052	100		2,052	123,751
TOTALS	2,052			2,052	123,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	117.9000	109.65	225,002	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 2052 HX Base Yr 2018



502 SW MIRACLE CT, LAKE CITY

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

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	2014	2014	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,751
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		197,551
SOH/AGL Deduction		110,731
ASSESSED VALUE		86,820
TOTAL EXEMPTION VALUE	HX HB SX	86,820
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		197,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049559	Roof Replacement	10,000	04/05/2024
22841	M H	375	02/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1662	9/29/2017	WD	U	I	11	100
GRANTOR: DAVID L & KELLY M BOY						
GRANTEE: DAVID L & KELLY M B						
1297/2329	7/09/2015	WD	Q	I	01	85,000
GRANTOR: GARNER TED HARRIS & J						
GRANTEE: DAVID L & KELLY M B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 04/23/2024 BY JS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS