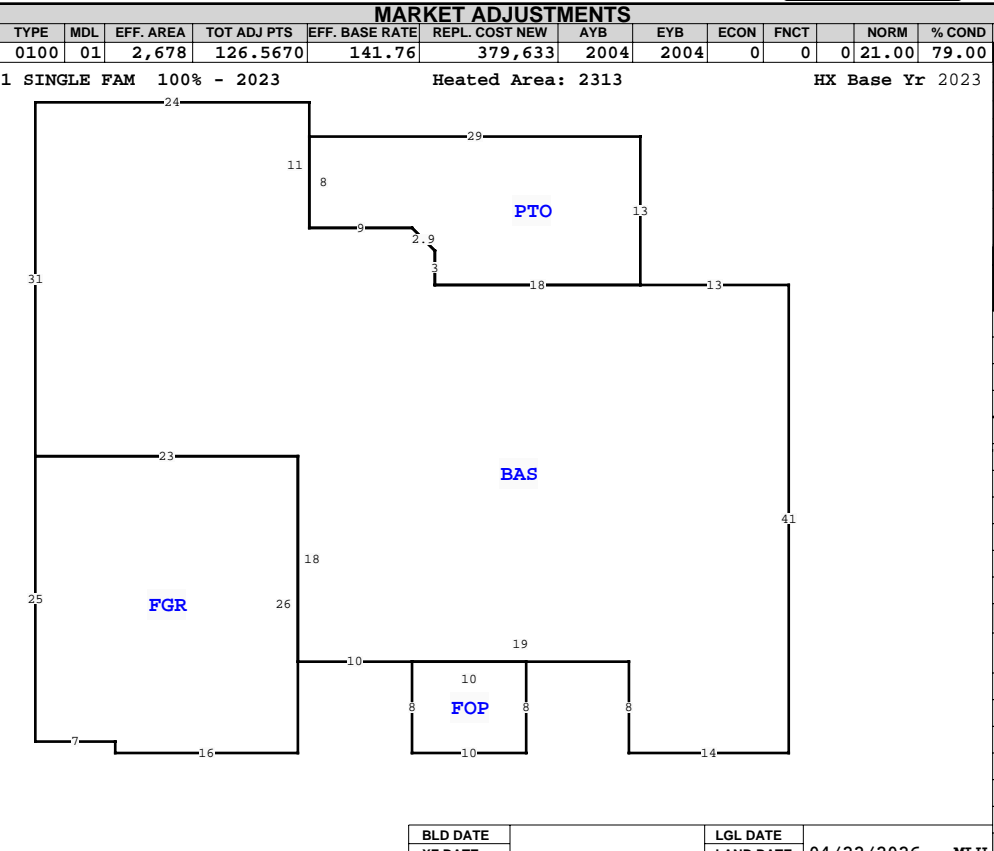


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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	0102 SFRES/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	2,313 100 2,313 259,034
FGR	591 55 325 36,397
FOP	80 30 24 2,688
PTO	324 5 16 1,792
TOTALS	3,308 2,678 299,910



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			371,552
TOTAL MARKET OB/XF VALUE			14,056
TOTAL LAND VALUE - MARKET			62,040
TOTAL MARKET VALUE			447,648
SOH/AGL Deduction			27,048
ASSESSED VALUE			420,600
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			364,189
TOTAL JUST VALUE			447,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054651	Roof Replacement	23,024	12/10/2025
000054652	Roof Replacement	5,474	12/10/2025
000050322	Storage Building	5,734	07/10/2024
000050323	Storage Building	5,103	07/10/2024
000050120	Right-of-Way Acce		06/14/2024
35420	M H	500	06/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1147	11/27/2024	LE U		I	14	100
GRANTOR: ANDERSON RANFORD E (E)						
GRANTEE: GRAHAM MICHELLE A R						
1461/498	2/24/2022	WD U		I	35	430,000
GRANTOR: KLINE ANNIE P						
GRANTEE: GRAHAM MICHELLE A						

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	0166	CONC, PAVMT	0	100	0	2,532.00	UT	2.00	2.00	100	2004	2004	3	100	5,064	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0296	SHED METAL	0	100	10	200.00	UT	18.00	18.00	100	2025	2024		100	3,600	
5	0294	SHED WOOD/	0	100	12	144.00	UT	18.00	18.00	100	2025	2024		100	2,592	
TOTAL OB/XF															14,056	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.17	AC		1.00	1.00	1.00	12,000.00	12,000.00	2,040							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	2023
TOTALS	936		71,642

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	0%	- 2023																				
Heated Area: 936					HX Base Yr 2023																			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2023</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/22/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				04/22/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		371,552	
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BASE TAXABLE VALUE		364,189	
TOTAL JUST VALUE		447,648	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,890	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21556	SFR	636	02/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1147	11/27/2024	LE	U	I	14	100
GRANTOR: ANDERSON RANFORD E (E)						
GRANTEE: GRAHAM MICHELLE A R						
1461/498	2/24/2022	WD	U	I	35	430,000
GRANTOR: KLINE ANNIE P						
GRANTEE: GRAHAM MICHELLE A						

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
356 SW MIRACLE CT, LAKE CITY																
TOTALS 936 936 71,642																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=22,10] E36 S26 W36 N26 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV