COMM SW COR OF SE1/4, RUN E 205
TO INTERS OF N R/W CR-252 WITH E
A 60 FOOT RD, RUN N ALONG SAID E

HAMPTON KEITH R/HAMPTON APRIL E
482 SW MIRACLE CT
LAKE CITY, FL 32024

2027

06-4S-16-02788-022

BUILDING CHARACTERISTICS

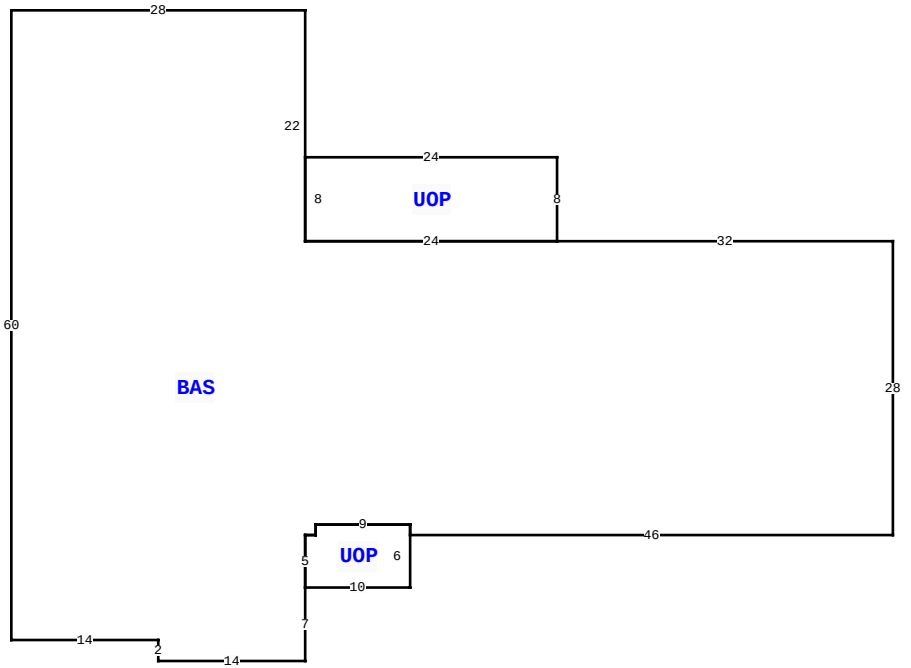
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	05	05
DOR CODE	0201	MODULAR 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	3,267	100		3,267	186,603
UOP	59	20		12	685
UOP	192	20		38	2,170
TOTALS	3,518			3,317	189,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	3,317	110.4830	103.85	344,470	2003	2003	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2008 Heated Area: 3267 HX Base Yr 2008



482 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	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
4	0030	BARN,MT	0	100	24	25	600.00	UT	14.00	14.00	100	2019	2019	3	100	8,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,458
TOTAL MARKET OB/XF VALUE		10,250
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		259,708
SOH/AGL Deduction		78,728
ASSESSED VALUE		180,980
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		124,569
TOTAL JUST VALUE		259,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38720	STORAGE	0	10/10/2019
20548	M H	125	03/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/1650	11/30/2006	WD	Q	I		213,000
GRANTOR: JOSEPH & JOSLYN CHARL						
GRANTEE: KEITH R & APRIL E H						
0976/0739	2/28/2003	WD	Q	V		22,000
GRANTOR: GARY L & JOYCE WILLAM						
GRANTEE: JOSEPH & JOSLYN CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N8 W24 S8 E24$ W24 N22 W28 S60 E14 S2 E14 N7
UOP= E10 N6 W9 S1 W1 S5$ N5 E1 N1 E9 S1 E46 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,250

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		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 08/01/2023 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS