COMM NW COR OF SE1/4 OF SE1/4, R
FOR POB, CONT E 541.81 FT, N 134
3.03 FT TO W R/W MIRACLE LANE, S

GRIFFIN ANNE M/CONNOR ANDREW C
308 SW MIRACLE CT
LAKE CITY, FL 32024

2027

06-4S-16-02788-051

BUILDING CHARACTERISTICS

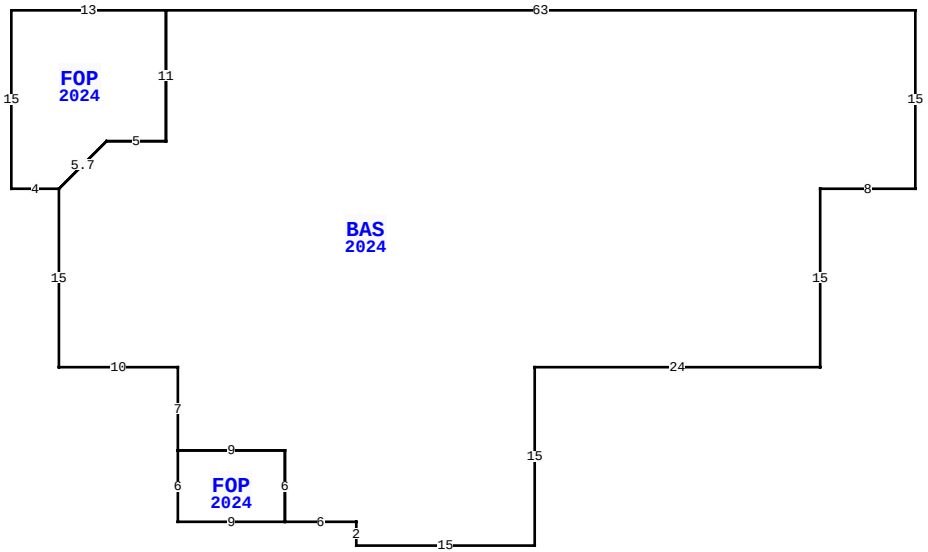
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	00	N/A 100
Stories	1.	1. 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	2,299	100	2024	2,299	269,461
FOP	54	35	2024	19	2,227
FOP	167	35	2024	58	6,798
TOTALS	2,520			2,376	278,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,376	115.0000	119.60	284,170	2024	2024	0	0	0	2.00	98.00

1 MANUF 4 100% - 2024 Heated Area: 2299 HX Base Yr 2024



308 SW MIRACLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		278,487
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		93,480
TOTAL MARKET VALUE		378,967
SOH/AGL Deduction		4,903
ASSESSED VALUE		374,064
TOTAL EXEMPTION VALUE	HX HB 13	374,064
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		378,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047965	Mobile Home		08/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1941	8/17/2022	WD	Q	V	01	112,000
GRANTOR: CRAWFORD JIWAN PEREZ						
GRANTEE: GRIFFIN ANNE M						
1461/2250	3/10/2022	WD	Q	V	01	85,000
GRANTOR: CHARLES JOSLYN V REVO						
GRANTEE: CRAWFORD JIWAN PERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W63 S11 W5 D4L4 S15 E10 S7 E9 S6 E6 S2 E15 N15 E24 N15 E8 N15 $
FOP=[YR=2024;ORIG=7,10] W13 S15 E4 U4R4 E5 N11 $
FOP=[YR=2024;ORIG=8,47] E9 S6 W9 N6 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	93,480							

REVIEW DATE 01/12/2024 BY randall Total Acres: 9.84 Total Land Value: 93,480 Market: 0 Agricultural: 0 Common: 93,480 PRINTED 11/17/2026 BY SYS