

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

2026

06-4S-16-02788-051

ELEMENT		CD	CONSTRUCTION		
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	13	LAM/VNLPLK		100	
Interior Floor	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	277,234
FOP	54	35	2024	19	2,291
FOP	167	35	2024	58	6,994
TOTALS	2,520			2,376	286,520

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	4	100%	-	2024						
Heated Area: 2299						HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			286,520
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			93,480
TOTAL MARKET VALUE			387,000
SOH/AGL Deduction			23,831
ASSESSED VALUE			363,169
TOTAL EXEMPTION VALUE	HX HB 13		363,169
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			387,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,724

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						

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

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
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							

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

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 \$											