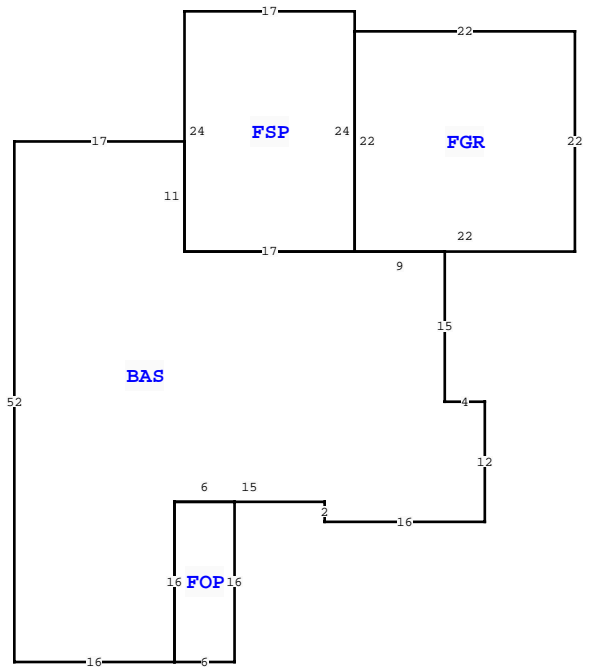


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	N/A 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	6416.0100 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,590
FGR	484
FOP	96
FSP	408
TOTALS	2,578

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,048	140.0454	156.85	321,229	1992	2010	0	0	15.00	85.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1590 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		273,045	
TOTAL MARKET OB/XF VALUE		2,004	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		330,049	
SOH/AGL Deduction		62,235	
ASSESSED VALUE		267,814	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		216,403	
TOTAL JUST VALUE		330,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38738	MAINT/ALTR	0	10/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/730	5/20/2021	WD Q	Q	I	01	270,000
GRANTOR: PENTON CARLOS ANDRES						
GRANTEE: PEEL ERIN						
1390/1392	8/02/2019	WD Q	Q	I	01	178,000
GRANTOR: TIMOTHY P & JENNIFER						
GRANTEE: CARLOS ANDRES PENTO						

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	20	18	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

TOTAL OB/XF														2,004
199 SW MIRACLE CT, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/22/2026 MLU														

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR= E22 N22 W22 S22\$ FSP= N24 W17 S24 E17\$ BAS= W17 N11 W17 S52 E16 FOP= N16 E6 S16 W6\$ N16 E15 S2 E16 N12 W4 N15 W9\$.	

LAND DESCRIPTION		TOTAL OB/XF																		2,004				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							