LOT 9 JOY ESTATES.
734-8, 755-1500, 773-1230, WD 14

HAMILTON RICHARD JOEL/CIANFRANI TARA LYNN
441 SW MIRACLE CT
LAKE CITY, FL 32024

2027

06-4S-16-02789-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

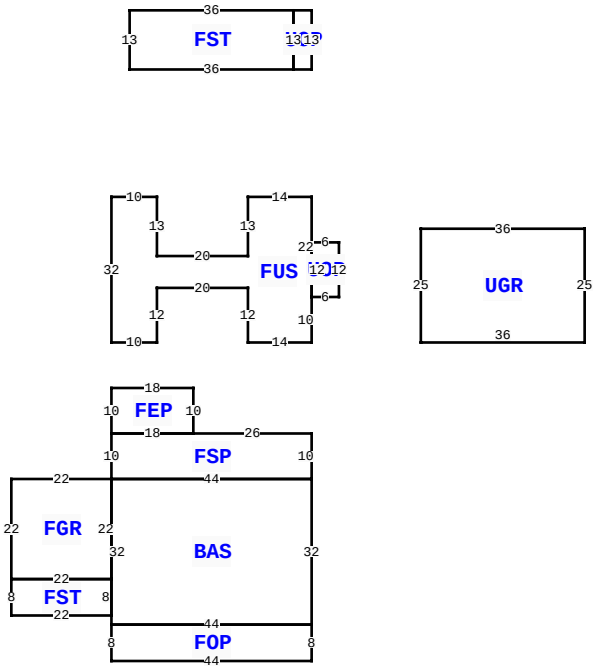
NEIGHBORHOOD/LOC 6416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	152,064
FEP	180	80		144	15,552
FGR	484	55		266	28,728
FOP	352	30		106	11,448
FSP	440	40		176	19,008
FST	176	55		97	10,476
FST	468	55		257	27,756
FUS	908	100		908	98,064
UGR	900	45		405	43,740
UOP	52	20		10	1,080
TOTALS	5,440			3,791	409,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,791	122.7292	135.00	511,785	1998	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2316 HX Base Yr 2020



** This building has 11 Sub-Areas

441 SW MIRACLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		409,428
TOTAL MARKET OB/XF VALUE		3,090
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		467,518
SOH/AGL Deduction		171,918
ASSESSED VALUE		295,600
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,189
TOTAL JUST VALUE		467,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32481	MAINT/ALTR	35	11/18/2014
9717	SFR	360	05/16/1995
7311	GARAGE	31,000	06/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2319	6/25/2026	WD	Q	I	01	580,000
GRANTOR: CTW CAPITAL, LLC						
GRANTEE: HAMILTON RICHARD JO						
1566/2225	4/14/2026	WD	Q	I	01	590,000
GRANTOR: SHOEMAKER SARA M						
GRANTEE: CTW CAPITAL, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W26 FEP= N10 W18 S10 E18$ W18 S10 E44$ BAS= W44 FGR= W22 S22 FST= S8 E22N8 W22$ E22 N22$ S32 FOP= S8 E44 N8 W44$ E44 N32$ PTR= N30 FUS= N10 UOP= E6 N12 W6 S12$ N22 W14 S13 W20 N13 W10 S32 E10 N12 E20 S12 E14$ S30$ PTR= N30 E60 UGR= N25 W36 S25 E36$ S30 W60$ PTR= N90 UOP= N13 W4 FST= W36 S13 E36 N13 $ S13 E4$ S90$.

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	0070	CARPORT UF	0	100	21	30	630.00	UT	3.00	3.00	100	1995	1995	3	100	1,890	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,090

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/28/2026 BY TP Total Acres: 4.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS