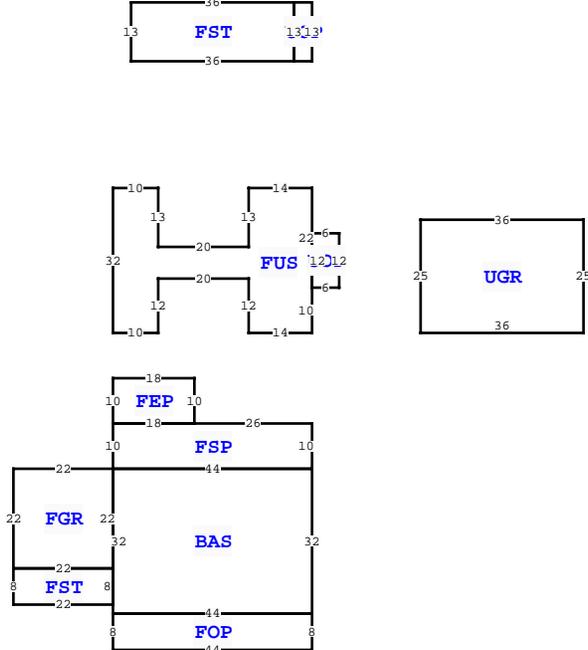




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100 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/

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	124.0533	141.42	536,123	1998	1998	0	0	27.00	73.00

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	04/22/2026	MLU
XF DATE	LAND DATE		
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	391,370		
TOTAL MARKET OB/XF VALUE	3,090		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	449,460		
SOH/AGL Deduction	162,470		
ASSESSED VALUE	286,990		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	235,579		
TOTAL JUST VALUE	449,460		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	442,864		

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
1566/2225	4/14/2026	WD	Q	I	01	590,000

GRANTOR: SHOEMAKER SARA M  
GRANTEE: CTW CAPITAL, LLC  
1402/1050 12/19/2019 WD Q I 01 310,000  
GRANTOR: HENRY M & SANDRA D MI  
GRANTEE: SARA M & RYAN J SHO

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\$.	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	145,357
FEP	180	80		144	14,866
FGR	484	55		266	27,461
FOP	352	30		106	10,943
FSP	440	40		176	18,170
FST	176	55		97	10,014
FST	468	55		257	26,532
FUS	908	100		908	93,739
UGR	900	45		405	41,811
UOP	52	20		10	1,032
TOTALS	5,440			3,791	391,370

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	0070	CARPET UF	0	100	21 30		3.00	3.00	100	1995	1995	3	100	1,890	
2	0190	FPLC PF	0	100	0 0		1,200.00	1,200.00	100	1998	1998	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF															3,090							
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	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							