LOT 10 JOY ESTATES

772-1113, 798-620, LE 1562-2047

JENKINS JOHN DEREK/JENKINS TINA LANE
445 SW MIRACLE CT
LAKE CITY, FL 32024

2027

06-4S-16-02789-010

BUILDING CHARACTERISTICS

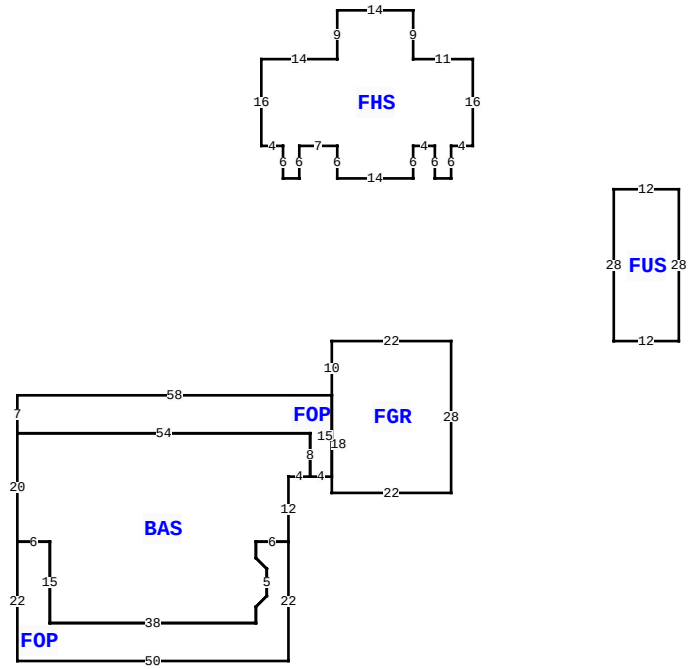
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,616	100		1,616	166,219
FGR	616	55		339	34,869
FHS	870	60		522	53,692
FOP	438	30		131	13,475
FOP	516	30		155	15,943
FUS	336	100		336	34,560
TOTALS	4,392			3,099	318,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,099	123.0348	135.34	419,419	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 1995 Heated Area: 2822 HX Base Yr 1995



445 SW MIRACLE CT, LAKE CITY

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

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	0280	POOL R/CON	0	100	20	35	700.00	UT	70.00	70.00	100	2001	2001	3	40	19,600	
2	0166	CONC,PAVMT	0	100	30	58	1,040.00	UT	1.50	1.50	100	2001	2001	3	100	1,560	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	318,758
TOTAL MARKET OB/XF VALUE	22,260
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	396,018
SOH/AGL Deduction	152,813
ASSESSED VALUE	243,205
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	191,794
TOTAL JUST VALUE	396,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050795	Electrical Servic	0	09/11/2024
38700	MAINT/ALTR	0	10/07/2019
17440	POOL	100	06/25/2001
17440	SFR	265	09/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2047	2/19/2026	LE	U	I	14	100
GRANTOR: JENKINS JOHN DEREK (E						
GRANTEE: JENKINS JOHN AND TI						
0798/0620	3/11/1993	WD	U	V	12	0
GRANTOR: JOE L DUCKETT						
GRANTEE: JOHN D & TINA LANE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W22 S10 FOP= W58 S7 E54 S8 BAS= N8 W54 S20 FOP= S22 E50 N22 W6 S3 R2 D2 S5 D2 L2 S3 W38 N15 W6$ E6 S15 E38 N3 R2 U2 N5 U2 L2 N3 E6 N12 E4$ E4 N15$ S18 E22 N28$ PTR= E30 FUS= E12 N28 W12 S28$ W30$ PTR= N30 FHS= N6 E4 N16 W11 N9 W14 S9 W14 S16 E4 S6 E3 N6 E7 S6 E14 N6 E4 S6 E3$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 22,260

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 02/06/2025 BY TW Total Acres: 4.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS