

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 Floor	14 CARPET 80				
Interior Floor	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 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/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100		1,616	169,241
FGR	616	55		339	35,503
FHS	870	60		522	54,668
FOP	438	30		131	13,720
FOP	516	30		155	16,233
FUS	336	100		336	35,189
TOTALS	4,392			3,099	324,552

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	137.80	427,042	2001	2001	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	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/22/2026	MLU	

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		324,552
TOTAL MARKET OB/XF VALUE		22,260
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		401,812
SOH/AGL Deduction		165,691
ASSESSED VALUE		236,121
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,710
TOTAL JUST VALUE		401,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,082

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

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	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	

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

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							