LOT 11 JOY ESTATES.
771-777, 776-1789, 799-185, WD 1

ESKILSON KENNETH G/ESKILSON AMANDA L
533 SW MIRACLE CT
LAKE CITY, FL 32024

2027

06-4S-16-02789-011

BUILDING CHARACTERISTICS

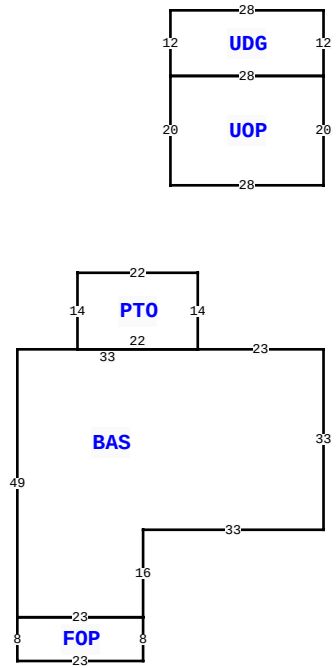
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2,216	100		2,216	200,670
FOP	184	30		55	4,981
PTO	308	5		15	1,358
UDG	336	55		185	16,753
UOP	560	20		112	10,142
TOTALS	3,604			2,583	233,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	109.7600	120.74	311,871	1994	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 2216 HX Base Yr 2023



553 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	0169	FENCE/WOOD	0	100	12	28	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0166	CONC,PAVMT	0	100	30	48	1,440.00	UT	2.50	2.50	100	2006	2006	3	100	3,600	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2000	2000	3	40	14,336	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,903
TOTAL MARKET OB/XF VALUE		24,436
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		313,339
SOH/AGL Deduction		0
ASSESSED VALUE		313,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,928
TOTAL JUST VALUE		313,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043543	Roof Replacement	15,000	01/18/2022
16891	POOL	70	04/24/2000
7150	SFR	44,000	05/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2663	1/12/2022	WD	Q	I	01	309,000
GRANTOR: FARNSWORTH TIMOTHY S						
GRANTEE: ESKILSON KENNETH G						
1390/1024	8/06/2019	QC	U	I	11	100
GRANTOR: KIMBERLY R ROGERS FKA						
GRANTEE: TIMOTHY S FARNSWORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= N14 W22 S14 E22$ W33 S49 FOP= S8 E23N8 W23$ E23 N16 E33 N33$ PTR= N30 UOP= N20 UDG= N12 W28 S12 E28$ W28 S20 E28$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 24,436

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 08/01/2023 BY JB Total Acres: 4.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS