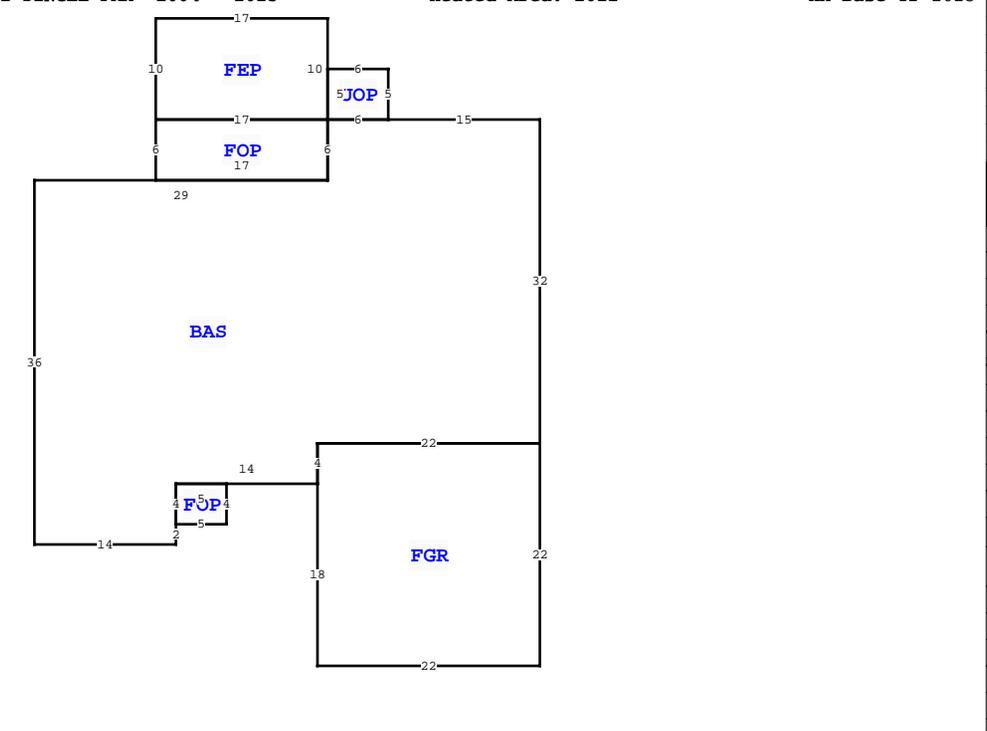


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025									Heated Area: 1622	HX Base Yr 2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100		1,622	132,544
FEP	170	80		136	11,113
FGR	484	55		266	21,736
FOP	20	30		6	491
FOP	102	30		31	2,533
UOP	30	20		6	491
<b>TOTALS</b>	<b>2,428</b>			<b>2,067</b>	<b>168,909</b>

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	439.00	UT	1.50	100	0	0	3	100	659	
5	0030	BARN, MT	0	100	38	65	1,950.00	UT	15.00	100	2026	2025		100	29,250	
6	0030	BARN, MT	0	100	0	0	600.00	UT	15.00	100	2026	2025		100	9,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	100	2026	2025		100	1,500	

TOTAL OB/XF													
644 SW MIRACLE CT, LAKE CITY													
41,609													

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							

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 168,909													
TOTAL MARKET OB/XF VALUE 41,609													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 265,518													
SOH/AGL Deduction 130,790													
ASSESSED VALUE 134,728													
TOTAL EXEMPTION VALUE HX HB 51,411													
BASE TAXABLE VALUE 83,317													
TOTAL JUST VALUE 265,518													
NCON VALUE 39,750													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 225,755													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052629	Right-of-Way Acce		03/18/2025
000052637	Storage Building	25,653	03/18/2025
000050968	Electrical Servic	0	10/03/2024
000042354	Roof Replacement	26,600	07/19/2021
7835	SFR	49,000	11/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1873	6/23/2021	WD	Q	I	01	150,000

GRANTOR: ESQUIBEL FAYBN						
GRANTEE: HERRERO HUMBERTO A						
1278/2342	8/01/2014	WD	Q	I	01	139,000
GRANTOR: MARK T & KAREN M LAND						
GRANTEE: FAYBN ESQUIBEL (SIN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W15 UOP= N5 W6 S5 E6\$ W6 FEP= N10 W17 S10 E17 \$ FOP= W17 S6 E17N6\$S6 W29 S36 E14 N2 FOP= E5 N4 W5 S4\$ N4 E14 FGR= S18 E22 N22 W22 S4\$ N4 E22 N32\$.													