

LOT 19 JOY ESTATES & BEG AT SE C  
OF NE1/4, RUN N 250 FT, W 942.48  
E 942.48 FT TO POB.

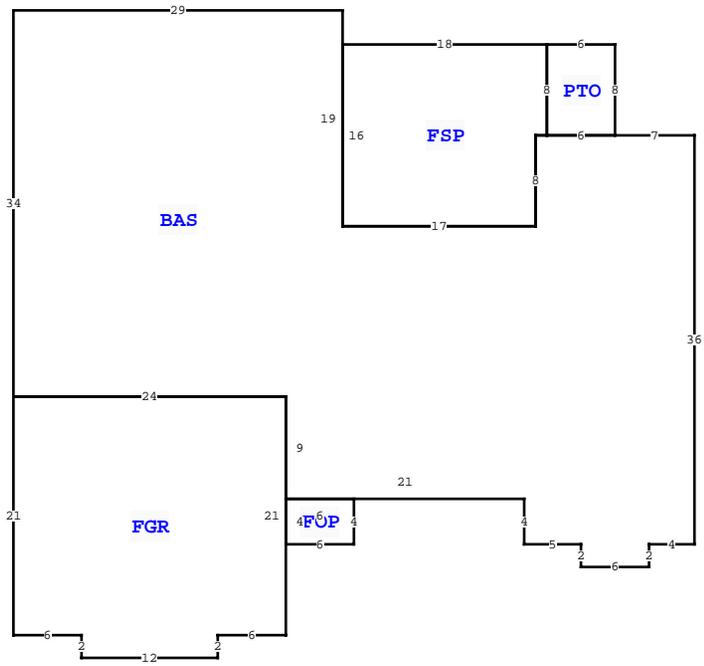
PASTERNAK STEVEN E/PASTERNAK LILA WILMA  
612 SW MIRACLE CT  
LAKE CITY, FL 32024

**2026**

06-4S-16-02789-019

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	1,959	100	
FGR	528	55	
FOP	24	30	
FSP	280	40	
PTO	48	5	
TOTALS	2,839		

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%	- 2004		Heated Area: 1959					HX Base Yr 2004	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		220,536	
TOTAL MARKET OB/XF VALUE		42,836	
TOTAL LAND VALUE - MARKET		72,850	
TOTAL MARKET VALUE		336,222	
SOH/AGL Deduction		112,536	
ASSESSED VALUE		223,686	
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE		167,275	
TOTAL JUST VALUE		336,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37024	TR/TRAILER	257	07/25/2018
29074	MAINT/ALTR	25	12/16/2010
9459	M H	125	03/15/1995
8836	POOL	12,500	09/14/1994
8034	SFR	55,000	02/02/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/1138	4/11/2003	WD Q	Q	I		227,000
GRANTOR: FRANK O & HELGA HANDR						
GRANTEE: STEVEN E & LILA WIL						
0776/0150	6/02/1993	WD Q	Q	V		18,000
GRANTOR: JOE L DUCKETT						
GRANTEE: FRANK HANDRAHAN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100
2	0294	SHED WOOD/	0	100	10	14	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC, PAVMT	0	100	0	0	850.00	UT	2.00	2.00	100
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												33,436												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.75	25,000.00	18,750.00	18,750							
2	0000	C	VAC RES	100		00	0.00	0.00	5.41	AC		1.00	1.00	1.00	10,000.00	10,000.00	54,100							

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/22/2026 MLU	

BUILDING DIMENSIONS	
BAS= W29 S34 FGR= S21 E6 S2 E12 N2 E6 N21W24SE24 S9 FOP= S4 E6 N4 W6S E21 S4 E5 S2 E6 N2 E4 N36 W7PTO= N8 W6 S8 E6SW6 FSP= N8 W18 S16 E17 N8 E1SW1 S8 W17 N19S.	

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12	0030	BARN, MT	0 100	0	0	1.00	UT	9,000.00	9,000.00	100	2024	2023		100	9,000																																																															
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<b>REVIEW DATE</b> 08/01/2023 <b>BY</b> JB    Total Acres: 8.92    Total Land Value: 72,850    Market: 0    Agricultural: 0    Common: 72,850 <b>PRINTED 05/13/2026 BY SYS</b>																																																																														