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

2027

06-4S-16-02789-019

BUILDING CHARACTERISTICS

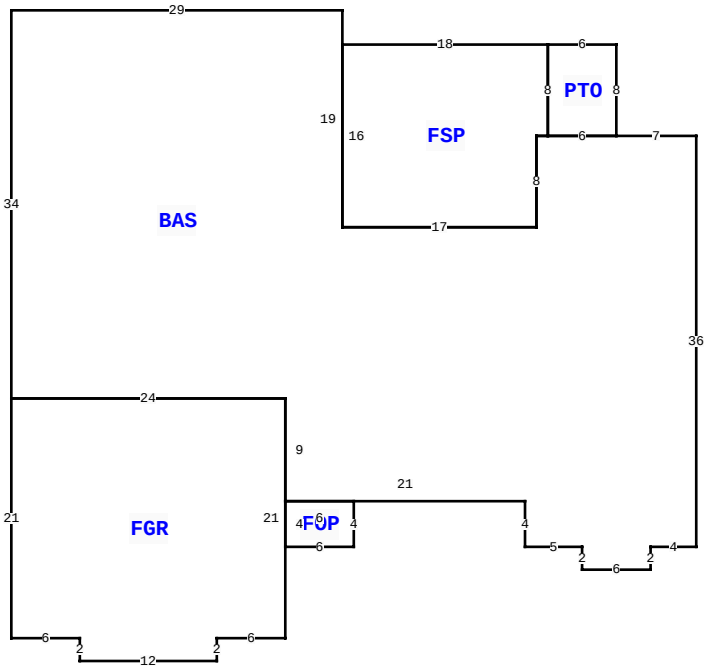
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	175,884
FGR	528	55		290	26,037
FOP	24	30		7	629
FSP	280	40		112	10,055
PTO	48	5		2	179
TOTALS	2,839			2,370	212,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	118.2951	130.12	308,384	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2004 Heated Area: 1959 HX Base Yr 2004



612 SW MIRACLE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	212,785
TOTAL MARKET OB/XF VALUE	42,836
TOTAL LAND VALUE - MARKET	72,850
TOTAL MARKET VALUE	328,471
SOH/AGL Deduction	97,774
ASSESSED VALUE	230,697
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	174,286
TOTAL JUST VALUE	328,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,347

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	I		227,000
GRANTOR: FRANK O & HELGA HANDR						
GRANTEE: STEVEN E & LILA WIL						
0776/0150	6/02/1993	WD	Q	V		18,000
GRANTOR: JOE L DUCKETT						
GRANTEE: FRANK HANDRAHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S34 FGR= S21 E6 S2 E12 N2 E6 N21W24$E24 S9 FOP= S4 E6 N4 W6$ E21 S4 E5 S2 E6 N2 E4 N36 W7PTO= N8 W6 S8 E6$W6 FSP= N8 W18 S16 E17 N8 E1$W1 S8 W17 N19$.

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	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
2	0294	SHED WOOD/	0	100	10	14	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	850.00	UT	2.00	2.00	100	1994	1994	3	100	1,700	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1994	1994	3	40	6,000	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 33,436

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	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							

REVIEW DATE 08/01/2023 BY JB Total Acres: 8.92 Total Land Value: 72,850 Market: 0 Agricultural: 0 Common: 72,850 PRINTED 11/17/2026 BY SYS

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

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COLUMBIA COUNTY PROPERTY

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11	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
12	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2024	2023		100	9,000	

TOTAL OB/XF 9,400

LAND DESCRIPTION

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

REVIEW DATE 08/01/2023 BY JB Total Acres: 8.92 Total Land Value: 72,850 Market: 0 Agricultural: 0 Common: 72,850 PRINTED 11/17/2026 BY SYS