COMM AT SE COR OF LOT 19, JOY ESTATES, RUN W 283.47 FT FOR POB, CONT W 156 FT, N 140 FT,

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

2026

06-4S-16-02789-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

614 SW MIRACLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	3,125
TOTAL MARKET VALUE	6,625
SOH/AGL Deduction	0
ASSESSED VALUE	6,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,625
TOTAL JUST VALUE	6,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	9901	C	AC/XFOB	0			0.00	0.00	0.50	AC		1.00	1.00	0.25	25,000.00	6,250.00	3,125							

REVIEW DATE 08/01/2023 BY KS Total Acres: 0.50 Total Land Value: 3,125 Market: 0 Agricultural: 0 Common: 3,125 PRINTED 05/13/2026 BY SYS