BEG INTERS E LINE OF SE1/4 OF NW1/4 & N R/W US-90, RUN W 83 FT, N 256.8 FT, E 92 FT, S 244

HARRY MIRANDA/PHILLIPS VIRGINIA L
4506 JOHNS CEMETERY RD
MIDDLEBURG, FL 32068

2027

35-3S-17-07325-000

BUILDING CHARACTERISTICS

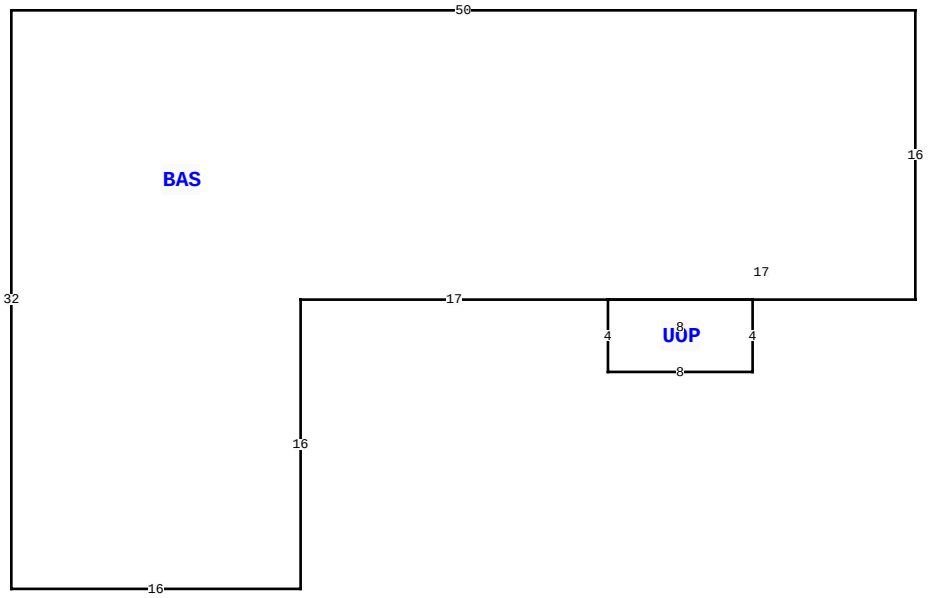
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	29,933
UOP	32	20		6	170
TOTALS	1,088			1,062	30,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,062	76.6080	56.69	60,205	1960	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1056 HX Base Yr



3333 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,458
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	89,358
SOH/AGL Deduction	0
ASSESSED VALUE	89,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,358
TOTAL JUST VALUE	89,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,182

LAND:1:1: 0.50 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/2249	9/23/2016	PR	U	I	18	100
GRANTOR: MIRANDA HARRY & VIRGI						
GRANTEE: MIRANDA HARRY & VIR						
0806/2503	6/16/1995	WD	Q	I	01	22,357
GRANTOR: CHARLES V HOLDERFIELD						
GRANTEE: JOHN F & MARY A PHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S32 E16 N16 E17 UOP= S4 E8 N4 W8$ E17 N16$.

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	2012	2012	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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	1700	C	1STORY OFF	0		I	0.00	0.00	0.50	AC		1.00	1.00	1.00	27,000.00	27,000.00	13,500							

REVIEW DATE 03/16/2020 BY CP Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS

BEG INTERS E LINE OF SE1/4 OF NW1/4 & N R/W US-90, RUN W 83 FT, N 256.8 FT, E 92 FT, S 244

HARRY MIRANDA/PHILLIPS VIRGINIA L
4506 JOHNS CEMETERY RD
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BUILDING CHARACTERISTICS

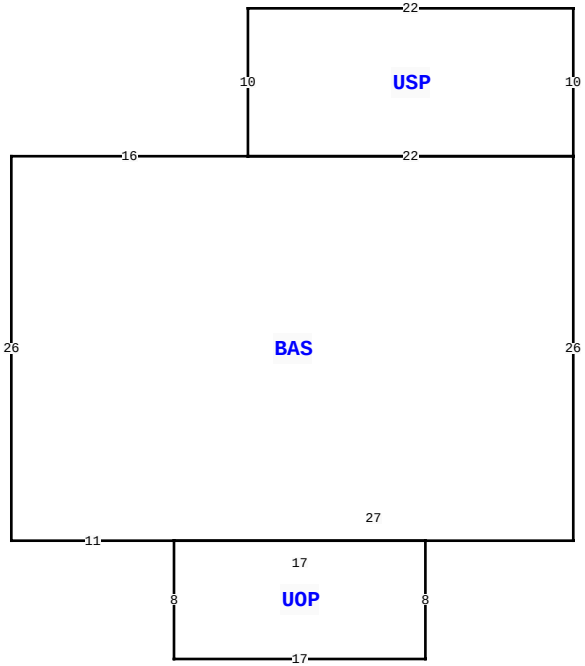
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	02	02
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100		988	41,036
UOP	136	20		27	1,121
USP	220	35		77	3,198
TOTALS	1,344			1,092	45,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	58.0890	63.90	69,779	1945	1945	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 988 HX Base Yr



3333 E US HIGHWAY 90 , LAKE CITY

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XF DATE		LAND DATE	05/14/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL JUST VALUE	89,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,182

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0806/2503	6/16/1995	WD	Q	I	01	22,357
GRANTOR: CHARLES V HOLDERFIELD						
GRANTEE: JOHN F & MARY A PHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S26 E11 UOP= S8 E17 N8 W17$ E27 N26 USP= N10 W22 S10 E22$ W22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/16/2020 BY CP Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS