

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

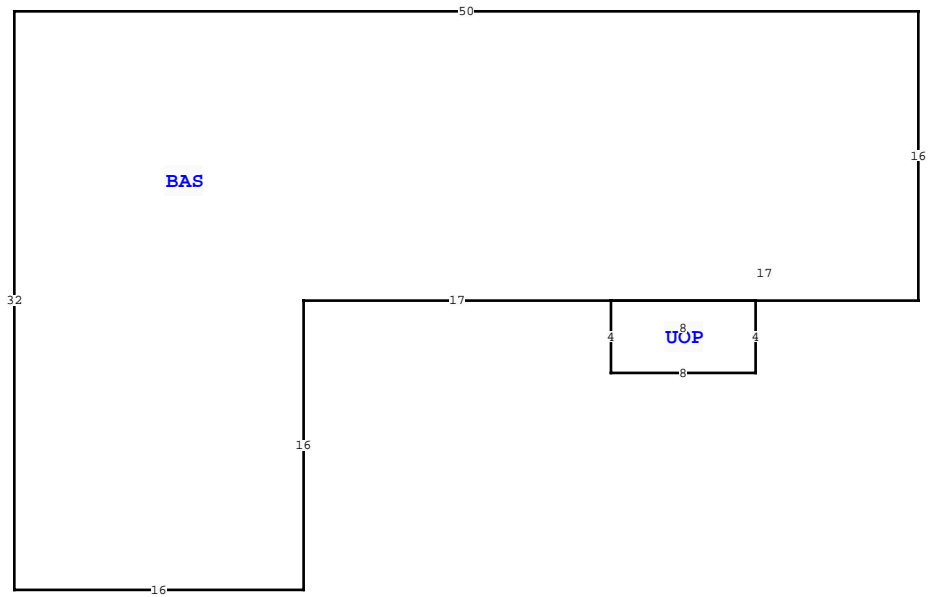
HARRY MIRANDA/PHILLIPS VIRGINIA L  
4506 JOHNS CEMETERY RD  
MIDDLEBURG, FL 32068

**2026**

35-3S-17-07325-000  


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 Floor	14	CARPET	90	
Interior Floor	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
BAS	1,056	100		1,056
UOP	32	20		6
TOTALS	1,088			1,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 0		60,205	1960	1985	0	0	50.00	50.00
Heated Area: 1056					HX Base Yr						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	76,282			
TOTAL MARKET OB/XF VALUE	400			
TOTAL LAND VALUE - MARKET	13,500			
TOTAL MARKET VALUE	90,182			
SOH/AGL Deduction	0			
ASSESSED VALUE	90,182			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	90,182			
TOTAL JUST VALUE	90,182			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	89,182			
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						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
TOTALS															400	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W50 S32 E16 N16 E17 UOP= S4 E8 N4 W8 E17 N16 S.									

LAND DESCRIPTION										TOTAL OB/XF														
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	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							

