

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

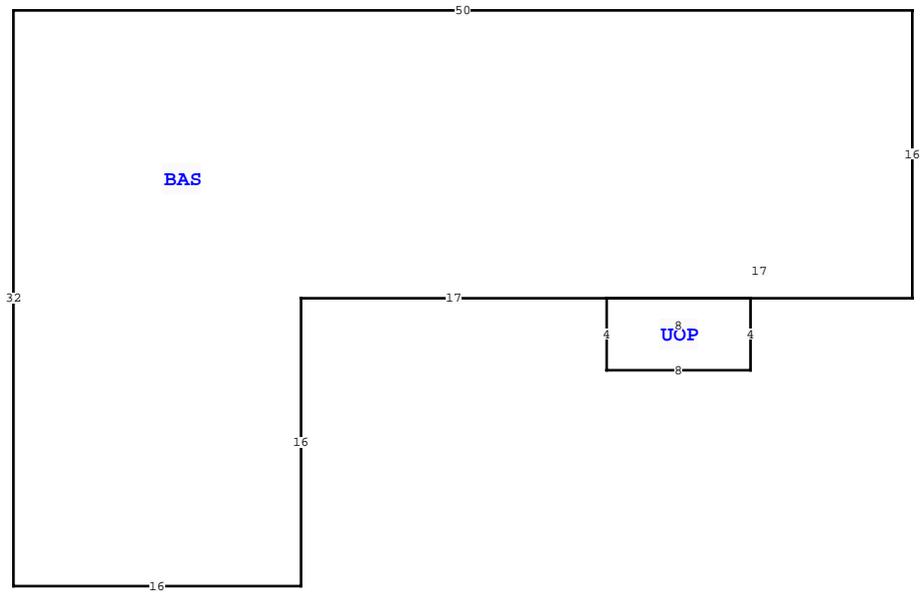
HARRY MIRANDA/PHILLIPS VIRGINIA L  
 4506 JOHNS CEMETERY RD  
 MIDDLEBURG, FL 32068

**2026**

35-3S-17-07325-000  


ELEMENT		CD	BUILDING CHARACTERISTICS		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	SUBAREA MARKET VALUE	
BAS	1,056	100		1,056	30,740	
UOP	32	20		6	175	
TOTALS	1,088			1,062	30,915	

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									
				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			77,918	
TOTAL MARKET OB/XF VALUE			400	
TOTAL LAND VALUE - MARKET			12,500	
TOTAL MARKET VALUE			90,818	
SOH/AGL Deduction			0	
ASSESSED VALUE			90,818	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			90,818	
TOTAL JUST VALUE			90,818	
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		3333 E US HIGHWAY 90 , LAKE CITY														
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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES

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

LAND DESCRIPTION										TOTAL OB/XF										400				
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	25,000.00	25,000.00	12,500							

