

S DIV: E1/2 LOTS 1, 2 & 3 & E1/2
LOT 4 BLOCK A CASTLE HILLS S/D.

MILLER SHANA R TEEMS
118 SW HAPPINESS LN
LAKE CITY, FL 32025

2026

00-00-00-14281-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100		1,330	124,119
FCP	455	25		114	10,639
FOP	70	30		21	1,960
FOP	198	30		59	5,506
FSP	234	40		94	8,772
FST	156	55		86	8,026

TOTALS 2,443 1,704 159,022

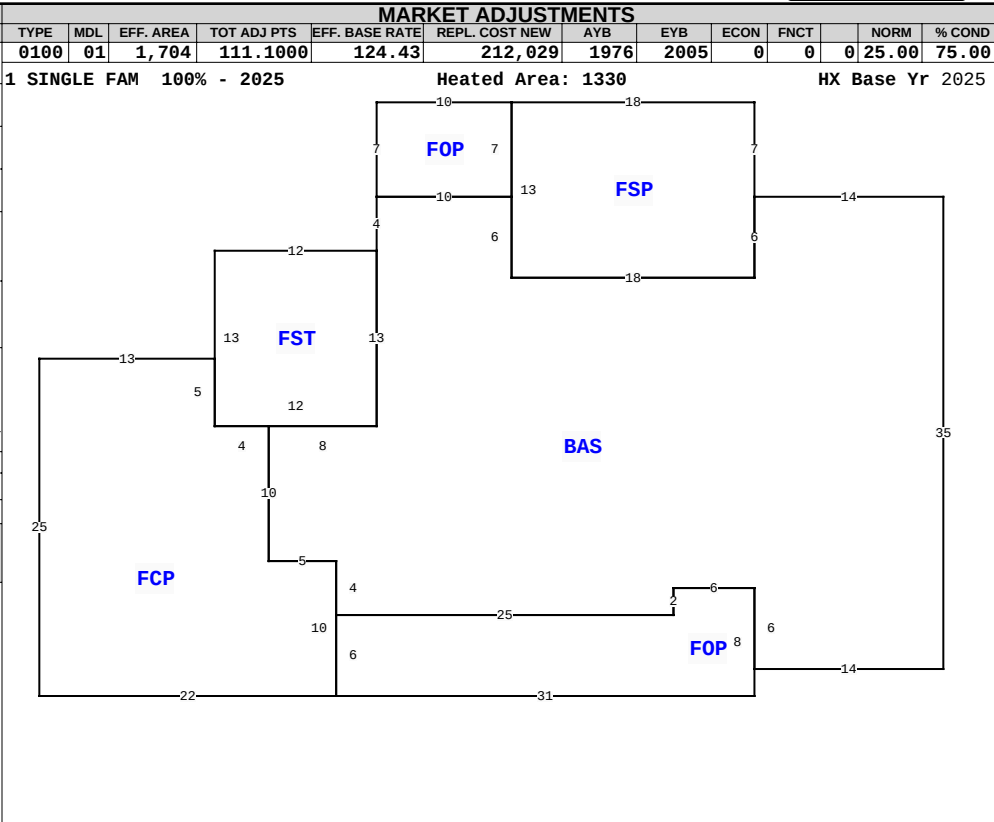
EXTRA FEATURES

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 07/02/2002 BY RP



118 SW HAPPINESS LN, LAKE CITY

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

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		159,022
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		14,133
TOTAL MARKET VALUE		175,455
SOH/AGL Deduction		0
ASSESSED VALUE		175,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,733
TOTAL JUST VALUE		175,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1747	ADDN SFR	50	05/13/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2154	2/12/2025	QC	U	I	11	100

GRANTOR: MILLER MARK T
GRANTEE: MILLER SHANA R TEEM
1417/2392 8/20/2020 WD Q I 01 145,000
GRANTOR: STEPHEN A DOUGLAS
GRANTEE: SHANA R TEEMS MILLE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 FSP= N7 W18 S13 E18 N6\$ S6 W18 N6 FOP= N7 W10 S7E10\$ W10 S4 FST= W12 S13 E12 N13\$ S13 W8 FCP= W4 N5 W13 S25 E22 N10 W5 N10\$ S10 E5 S4 FOP= S6 E31 N8 W6 S2 W25\$ E25 N2 E6 S6 E14 N35\$.

Total Acres: 0.35 Total Land Value: 14,133 Market: 0 Agricultural: 0 Common: 14,133 PRINTED 10/10/2025 BY SYS