COMM 426.73 FT E OF NW COR OF NW
18 DEG 482.47 FT FOR POB, SE 48
R/W SR-247, SW 41 DEG 200 FT, NW

HAPPY LAND DEVELOPMENT LLC
14260 WEST NEWBERRY RD 368
NEWBERRY, FL 32669

2026

15-4S-16-02994-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	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

3854 SW STATE ROAD 247, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,850
TOTAL MARKET VALUE	10,850
SOH/AGL Deduction	0
ASSESSED VALUE	10,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,850
TOTAL JUST VALUE	10,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051388	New Residential C	240,326	11/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1601	4/30/2024	WD	Q	V	05	114,000
GRANTOR: LAKE CITY PROPERTY DE						
GRANTEE: HAPPY LAND DEVELOPM						
1490/2707	5/19/2023	WD	Q	V	05	35,000
GRANTOR: COX ROSA VELMA TRUSTE						
GRANTEE: LAKE CITY PROPERTY						

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

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
1	0000	C	VAC RES	0		00	0.00	0.00	1.11	AC		1.00	1.00	0.85	11,500.00	9,775.00	10,850							

REVIEW DATE 08/26/2024 BY KS Total Acres: 1.11 Total Land Value: 10,850 Market: 0 Agricultural: 0 Common: 10,850 PRINTED 11/19/2025 BY SYS