COMM AT SE COR SEC, W 1461.59 FT
R/W LINE SR-47 (SAID PT BEING ON
CURVE) N'RLY ALONG CURVE 261.34

HAPPY LAND DEVELOPMENT LLC
14260 W NEWBERRY RD #368
NEWBERRY, FL 32669

2026

28-6S-16-03961-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,124
TOTAL MARKET VALUE	240,124
SOH/AGL Deduction	0
ASSESSED VALUE	240,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,124
TOTAL JUST VALUE	240,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/664	5/31/2024	WD	Q	V	01	300,000
GRANTOR: HITCHCOCK & SONS INC						
GRANTEE: HAPPY LAND DEVELOPM						
1111/0680	2/16/2007	WD	U	V	09	367,000
GRANTOR: R S DEESE (AKA ROBERT						
GRANTEE: HITCHCOCK & SONS IN						

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	1000	C	VACANT COMME	0		A-1	0.00	0.00	320,166.00	AC		1.00	1.00	0.75	1.00	0.75	240,124							

REVIEW DATE 12/05/2024 BY ME Total Acres: 7.35 Total Land Value: 240,124 Market: 0 Agricultural: 0 Common: 240,124 PRINTED 11/18/2025 BY SYS