(AKA LOT 5 SOUTHWEST ESTATES UNR
SW1/4 OF NW1/4.

CIRLINCIONE RONALD/CIRLINCIONE DARLENE A
484 SW HAPPY JACK DR
LAKE CITY, FL 32024

2026

36-4S-15-00415-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

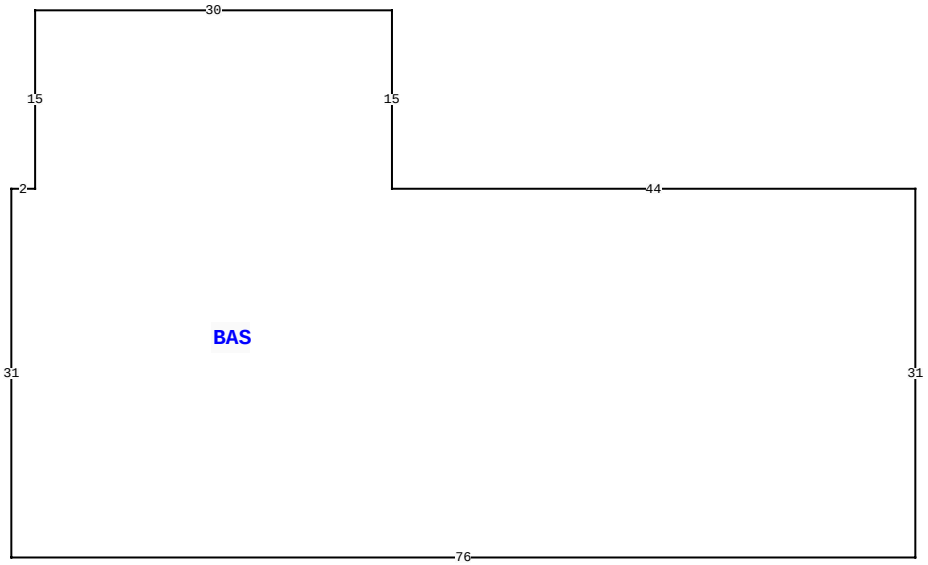
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,806	100		2,806	230,319
TOTALS	2,806			2,806	230,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,806	118.0000	110.92	311,242	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2015 Heated Area: 2806 HX Base Yr 2015



484 SW HAPPY JACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,319
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		95,475
TOTAL MARKET VALUE		335,394
SOH/AGL Deduction		179,902
ASSESSED VALUE		155,492
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		99,770
TOTAL JUST VALUE		335,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052955	Roof Replacement	8,500	04/28/2025
30373	M H	483	08/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/2216	3/08/2024	QC	U	I	11	100
GRANTOR: CIRLINCIONE RONALD						
GRANTEE: CIRLINCIONE RONALD						
1278/0009	7/17/2014	WD	Q	I	01	150,500
GRANTOR: WILLIAM N & STEFANIE						
GRANTEE: RONALD CIRLINCIONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 N15 W30 S15 W2 S31 E76 N31$.

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
1	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,475							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 10.05 Total Land Value: 95,475 Market: 0 Agricultural: 0 Common: 95,475 PRINTED 11/19/2025 BY SYS