(AKA LOT 8 SOUTHWEST ESTATES UNR
NE1/4 OF SE1/4 OF NW1/4.

ARROWOOD HAROLD/ARROWOOD CHAYNA
719 SW HAPPY JACK DR
LAKE CITY, FL 32024-5625

2026

36-4S-15-00415-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

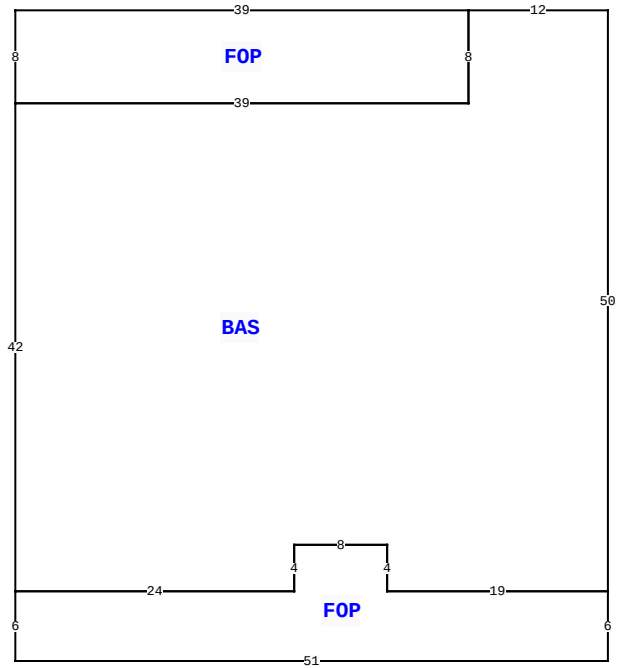
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	2,206	100		2,206	317,706
FOP	312	30		94	13,538
FOP	338	30		101	14,546
TOTALS	2,856			2,401	345,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,401	133.9470	150.02	360,198	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2024 Heated Area: 2206 HX Base Yr



719 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	345,790
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	95,475
TOTAL MARKET VALUE	448,765
SOH/AGL Deduction	0
ASSESSED VALUE	448,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	448,765
TOTAL JUST VALUE	448,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053099	Swimming Pool and	60,000	05/13/2025
000041637	New Residential C	220,000	10/13/2021
41410	NEW POWER SERVICE		02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1632	5/01/2023	WD	Q	I	01	549,000
GRANTOR: WINNETT ALEX						
GRANTEE: ARROWOOD HAROLD						
1426/1912	12/17/2020	WD	Q	V	01	55,000
GRANTOR: MAILLOUX DANIEL LEE						
GRANTEE: WINNETT ALEX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S42 E24 N4 E8 S4 E19 N50 W12 S8 W39 $
FOP=[ORIG=60,2] S8 E39 N8 W39 $
FOP=[ORIG=60,52] S6 E51 N6 W19 N4 W8 S4 W24 $
.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2021		100	500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0100	C	SFR	0		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 10/09/2023 BY TP Total Acres: 10.05 Total Land Value: 95,475 Market: 0 Agricultural: 0 Common: 95,475 PRINTED 11/19/2025 BY SYS