

(AKA LOT 10 SOUTHWEST ESTATES
UNR) NE1/4 OF SW1/4 OF NW1/4 &
(AKA LOT 9 SOUTHWEST ESTATES

LYNCH DANIEL JASON/LYNCH KATHRYN LORI
349 SW HAPPY JACK DR
LAKE CITY, FL 32024

2026

36-4S-15-00415-110



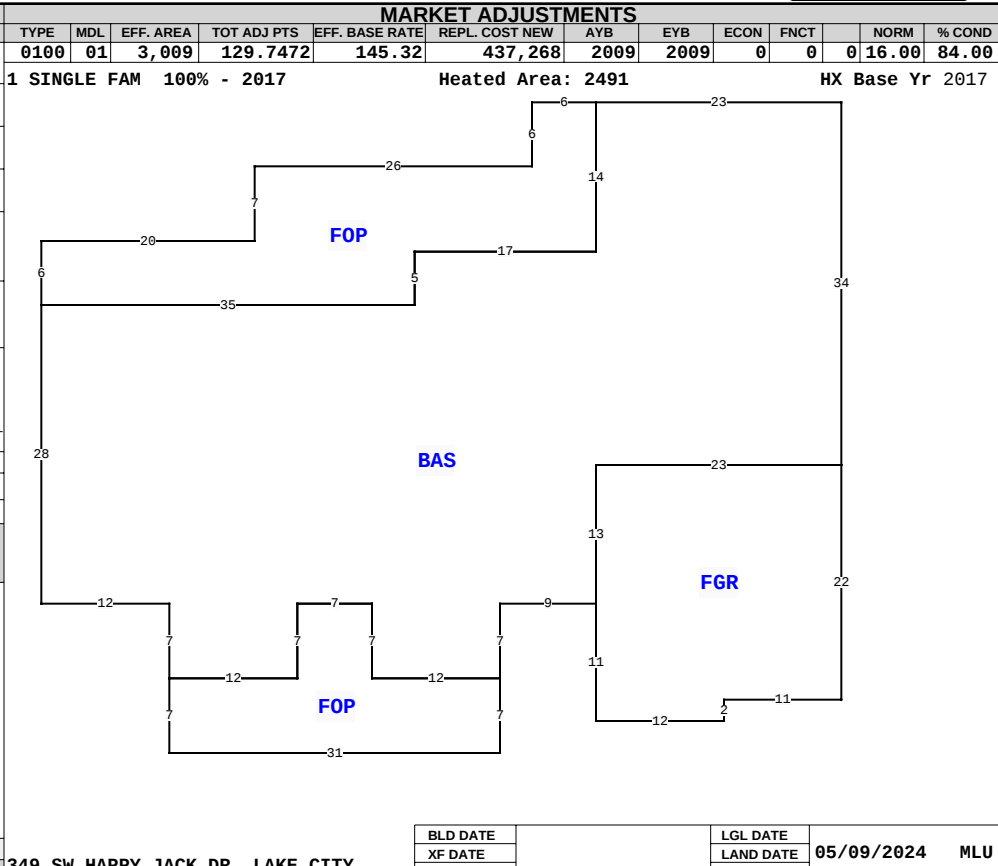
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	07	07
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	36415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100		2,491	304,073
FGR	530	55		292	35,644
FOP	266	30		80	9,766
FOP	487	30		146	17,822

TOTALS	3,774			3,009	367,305
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0 100	0	0	658.00	UT	2.50	2.50
3	0031	BARN,MT AE	0 100	0	0	1.00	UT	0.00	0.00



349 SW HAPPY JACK DR, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/09/2024 MLU									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	16.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.09
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.09

REVIEW DATE	12/30/2019	BY	HC	Total Acres:	20.09	Total Land Value:	116,345	Market:	32,720	Agricultural:	1,145	Common:	115,200
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COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					367,305				
TOTAL MARKET OB/XF VALUE					15,645				
TOTAL LAND VALUE - MARKET					147,920				
TOTAL MARKET VALUE					499,295				
SOH/AGL Deduction					184,259				
ASSESSED VALUE					315,036				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					264,314				
TOTAL JUST VALUE					530,870				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					535,243				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36586	STORAGE	190	04/16/2018
27297	SFR	496	08/28/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1323/2057	9/17/2016	WD	Q	I	01	320,000	
GRANTOR: ROBERT H PIGG & KAREN							
GRANTEE: DANILE JASON & KATH							
1151/0048	5/20/2008	WD	Q	V	03	39,900	
GRANTOR: SUBRANDY LIMITED PART							
GRANTEE: TIMOTHY & YOLEXYS A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 FOP= W6 S6 W26 S7 W20 S6 E35 N5 E17 N14\$ S14 W17 S5 W35 S28 E12 S7 FOP= S7 E31 N7 W12 N7 W7 S7 W12\$ E12 N7 E7 S7 E12 N7 E9 FGR= S11 E12 N2 E11 N22 W23 S13\$ N13 E23 N34\$.									

TOTAL OB/XF									
15,645									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	16.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.09
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.09