S DIV: W1/2 LOTS 1, 2 & 3 & W1/2
LOT 4 BLOCK A CASTLE HILLS S/D.

CORRAO MICHAEL/BUCCHI LONNIE
517 HARDWOOD CIR
ORLANDO, FL 32828

2026

00-00-00-14280-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

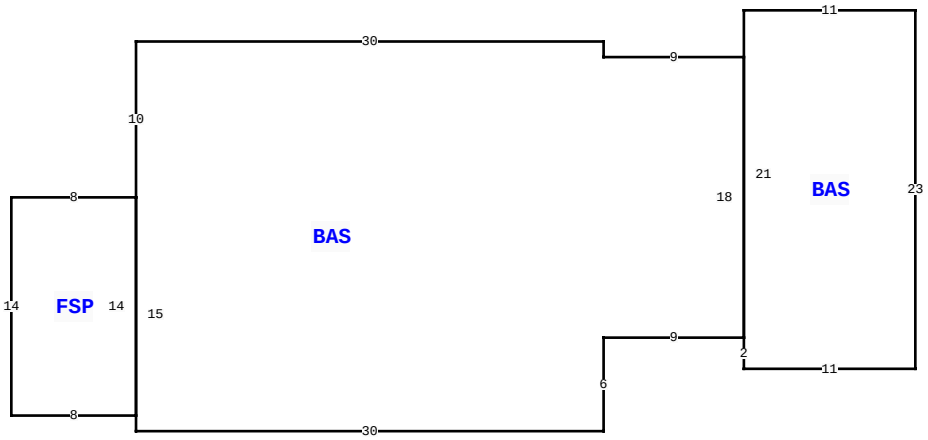
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	04	SINGLE SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	14,134
BAS	912	100		912	50,951
FSP	112	40		45	2,514
TOTALS	1,277			1,210	67,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,210	75.3984	85.95	104,000	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1165 HX Base Yr



136 SW HAPPINESS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	67,600
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	15,075
TOTAL MARKET VALUE	83,275
SOH/AGL Deduction	0
ASSESSED VALUE	83,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,275
TOTAL JUST VALUE	83,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1390/0203	7/24/2019	WD	Q	I	01	59,000
GRANTOR: JOHN J LAMB II						
GRANTEE: MICHAEL CORRAO & LO						
1380/0287	3/11/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (IRIS						
GRANTEE: JOHN J LAMB II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S10 FSP= W8 S14 E8N14$ S15 E30 N6 E9 BAS= S2 E11 N23 W11 S21$ N18 W9 N1$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	0		*RSF-2	150.00	101.00	15,075.00	SF		1.00	1.00	1.00	1.00	1.00	15,075							

REVIEW DATE 08/01/2012 BY DF Total Acres: 0.35 Total Land Value: 15,075 Market: 0 Agricultural: 0 Common: 15,075 PRINTED 05/12/2026 BY SYS