S DIV: E1/2 LOTS 1, 2 & 3 & E1/2
LOT 4 BLOCK A CASTLE HILLS S/D.

MILLER SHANA R TEEMS
118 SW HAPPINESS LN
LAKE CITY, FL 32025

2026

00-00-00-14281-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

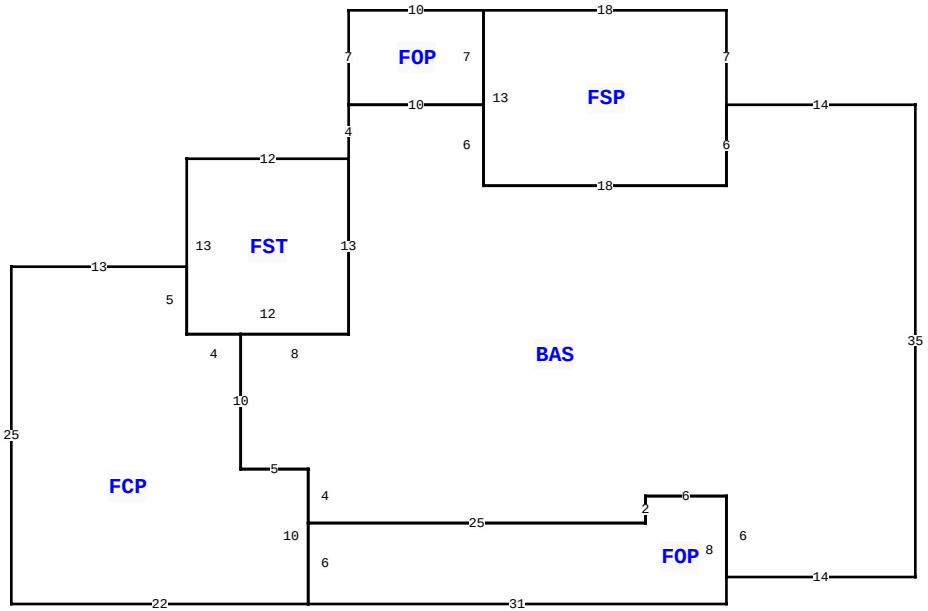
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,330	100		1,330	126,334
FCP	455	25		114	10,829
FOP	70	30		21	1,995
FOP	198	30		59	5,604
FSP	234	40		94	8,929
FST	156	55		86	8,169
TOTALS	2,443			1,704	161,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	111.1000	126.65	215,812	1976	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1330 HX Base Yr 2025



118 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	161,859
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	18,844
TOTAL MARKET VALUE	183,003
SOH/AGL Deduction	89
ASSESSED VALUE	182,914
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,503
TOTAL JUST VALUE	183,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1747	ADDN SFR	50	05/13/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/2154	2/12/2025	QC	U	I	11	100
GRANTOR: MILLER MARK T						
GRANTEE: MILLER SHANA R TEEM						
1417/2392	8/20/2020	WD	Q	I	01	145,000
GRANTOR: STEPHEN A DOUGLAS						
GRANTEE: SHANA R TEEMS MILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N7 W18 S13 E18 N6$ S6 W18 N6 FOP= N7 W10 S7E10$ W10 S4 FST= W12 S13 E12 N13$ S13 W8 FCP= W4 N5 W13 S25 E22 N10 W5 N10$ S10 E5 S4 FOP= S6 E31 N8 W6 S2 W25$ E25 N2 E6 S6 E14 N35$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	100		*RSF-2	50.00	101.00	15,075.00	SF		1.00	1.00	1.25	1.00	1.25	18,844							

REVIEW DATE 07/02/2002 BY RP Total Acres: 0.35 Total Land Value: 18,844 Market: 0 Agricultural: 0 Common: 18,844 PRINTED 05/12/2026 BY SYS