S DIV: LOTS 2 & 3 BLOCK B CASTLE
363-39, 819-1983-1988, WD 1234-2

LIONTS ROBERT THOMAS
172 SW HAPPINESS LN
LAKE CITY, FL 32025

2027

00-00-00-14287-000

BUILDING CHARACTERISTICS

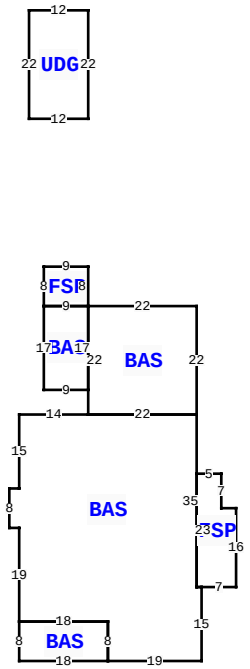
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	144	100		144	11,911
BAS	153	100		153	12,655
BAS	484	100		484	40,033
BAS	1,687	100		1,687	139,536
FSP	72	40		29	2,399
FSP	163	40		65	5,376
UDG	264	55		145	11,993
TOTALS	2,967			2,707	223,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,707	115.6800	127.25	344,466	1940	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2468 HX Base Yr 2021



172 SW HAPPINESS LN, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	80	1.00	UT	0.00	0.00	100	0	0	3	100	525	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1993	1993	3	100	720	
4	0060	CARPORT F	0	100	22	22	484.00	UT	3.50	3.50	100	2012	2012	3	100	1,694	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		223,903
TOTAL MARKET OB/XF VALUE		4,889
TOTAL LAND VALUE - MARKET		19,320
TOTAL MARKET VALUE		248,112
SOH/AGL Deduction		24,315
ASSESSED VALUE		223,797
TOTAL EXEMPTION VALUE	HX HB 13	223,797
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		248,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2375	6/02/2020	WD	Q	I	01	209,000
GRANTOR: RICHARD MCDAVID						
GRANTEE: ROBERT THOMAS LIONT						
1305/1797	11/30/2015	WD	Q	I	01	165,000
GRANTOR: LAWRENCE JOE HINES &						
GRANTEE: RICHARD MCDAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S15 W2 S8 E2 S19 BAS= S8 E18 N8 W18$ E18 S8 E19 N15 FSP= E7 N16 W3 N7 W5 S23 E1$ W1 N35 BAS= N22 W22FSP= N8 W9 S8 E9$ BAS= W9 S17 E9 N17$ S22 E22 $ W22$ PTR=N60 UDG= N22 W12 S22 E12$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 4,889

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	120.00	161.00	19,320.00	SF		1.00	1.00	1.00	1.00	1.00	19,320							

REVIEW DATE 10/06/2016 BY DF Total Acres: 0.44 Total Land Value: 19,320 Market: 0 Agricultural: 0 Common: 19,320 PRINTED 11/17/2026 BY SYS