LOTS 15, 16 & 17 BLOCK 1 BARDIN
415-601, 980-2078, TD 1181-1603,

STAATS DOUGLAS B/WELLS EMILY N
173 SW HAPPINESS LN
LAKE CITY, FL 32025

2027

05-4S-17-07626-000

BUILDING CHARACTERISTICS

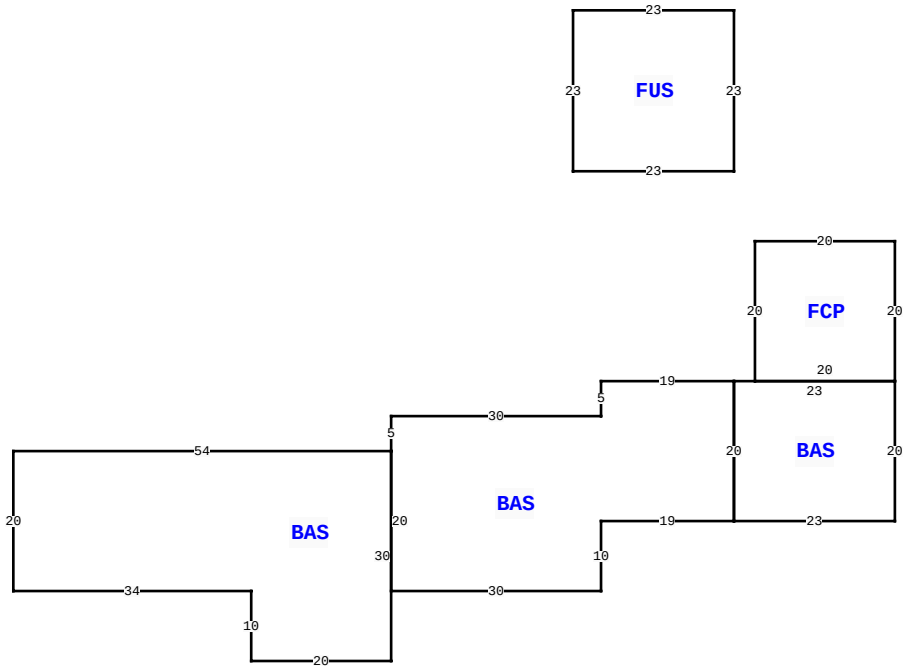
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0801	MULTI-FAMILY/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100		460	20,785
BAS	1,130	100		1,130	51,059
BAS	1,280	100		1,280	57,837
FCP	400	25		100	4,519
FUS	529	100		529	23,903
TOTALS	3,799			3,499	158,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	3,499	103.8744	90.37	316,205	1950	1950	0	0	0	50.00	50.00

1 TRI/QUAD 39% - 2026 Heated Area: 3399 HX Base Yr 2026



173 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	12	20	240.00	UT	7.50	7.50	50	1993	1993	3	50	900	
4	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	50	1993	1993	3	50	900	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	450	
6	0119	MASONRY WA	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,102
TOTAL MARKET OB/XF VALUE		6,850
TOTAL LAND VALUE - MARKET		67,222
TOTAL MARKET VALUE		232,174
SOH/AGL Deduction		0
ASSESSED VALUE		232,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,763
TOTAL JUST VALUE		232,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1045	1/24/2023	WD	Q	I	01	190,000
GRANTOR: TURNER VANESSA						
GRANTEE: STAATS DOUGLAS B						
1192/2378	3/30/2010	WD	Q	I	01	95,000
GRANTOR: BRIGHT VISION INVESTM						
GRANTEE: JAMES W & VANESSA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S5 W30 S5 BAS= W54 S20 E34 S10 E20 N30$ S20 E30 N10 E19 N20$ BAS= S20 E23 N20 FCP= N20 W20 S20 E20$W23$ PTR=N30 FUS= N23 W23 S23E23$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,850

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	0801	C	MULTI-FAM/SF	100		*RSF-	286.00	181.00	33,611.00	SF		1.00	1.00	1.00	2.00	2.00	67,222							

REVIEW DATE 02/24/2023 BY ME Total Acres: 0.77 Total Land Value: 67,222 Market: 0 Agricultural: 0 Common: 67,222 PRINTED 11/17/2026 BY SYS