

COMM 426.73 FT E OF NW COR OF NW
18 DEG 482.47 FT FOR POB, SE 48
R/W SR-247, SW 41 DEG 200 FT, NW

HAPPY LAND DEVELOPMENT LLC
14260 WEST NEWBERRY RD 368
NEWBERRY, FL 32669

2026

15-4S-16-02994-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	15416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,867	100	2026
FGR	566	55	2026
FOP	136	30	2026
FOP	180	30	2026
TOTALS	2,749		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026	125.29	284,784	2025	2025	0	0	0.00	100.00

Heated Area: 1867 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		284,784	
TOTAL MARKET OB/XF VALUE		3,000	
TOTAL LAND VALUE - MARKET		10,850	
TOTAL MARKET VALUE		298,634	
SOH/AGL Deduction		0	
ASSESSED VALUE		298,634	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		298,634	
TOTAL JUST VALUE		298,634	
NCON VALUE		287,784	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051388	New Residential C	240,326	11/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1601	4/30/2024	WD Q	Q	V	05	114,000

GRANTOR: LAKE CITY PROPERTY DE
GRANTEE: HAPPY LAND DEVELOPM
1490/2707 5/19/2023 WD Q V 05 35,000
GRANTOR: COX ROSA VELMA TRUSTE
GRANTEE: LAKE CITY PROPERTY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

EXTRA FEATURES															
L N	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		5.00	100	2026	2025		100	3,000	

BUILDING NOTES	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.11	AC		1.00	1.00	0.85	11,500.00	9,775.00	10,850								

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=0,-10] W12 S8 W17 N2 W13 N12 W25 S23 E25 S16 E12 S4 E30 N37 \$	
FGR=[YR=2026;ORIG=-42,7] W25 S22 E8 S2 E8 N2 E9 N22 \$	
FOP=[YR=2026;ORIG=-30,27] E30 S6 W30 N6 \$	
FOP=[YR=2026;ORIG=-29,-10] E17 S8 W17 N8 \$	