

COMM AT SE COR SEC, W 1461.59 FT
R/W LINE SR-47 (SAID PT BEING ON
CURVE) N'R'LY ALONG CURVE 261.34

HAPPY LAND DEVELOPMENT LLC
14260 W NEWBERRY RD #368
NEWBERRY, FL 32669

2026

28-6S-16-03961-008


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 240,124 TOTAL MARKET VALUE 240,124 SOH/AGL Deduction 0 ASSESSED VALUE 240,124 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 240,124 TOTAL JUST VALUE 240,124 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 240,124									
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		28616.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																1516/664	5/31/2024	WD Q	V	01	300,000										
																				GRANTOR: HITCHCOCK & SONS INC											
																				GRANTEE: HAPPY LAND DEVELOPM											
																				1111/0680 2/16/2007 WD U V 09 367,000											
																				GRANTOR: R S DEESE (AKA ROBERT											
																				GRANTEE: HITCHCOCK & SONS IN											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS																				BLD DATE		LGL DATE		XF DATE		LAND DATE		INC 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															
										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	1000	C	VACANT COMME	0		A-1	0.00	0.00	20,166.00	AC		1.00	1.00	0.75	1.00	0.75	240,124														
REVIEW DATE 12/05/2024 BY ME Total Acres: 7.35 Total Land Value: 240,124 Market: 0 Agricultural: 0 Common: 240,124 PRINTED 05/08/2026 BY SYS																															