

COMM SW COR OF SE1/4, E 303.60 F
R/W HILLSBORO ST, NE 603.08 FT F
200 FT TO S R/W LAKE JEFFERY RD,

HAPPY HOUSE INC
P O BOX 1282
LAKE CITY, FL 32056

2026

30-3S-17-05862-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	05	STEEL	100
Story Height		10	100
RMS		4	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	7200 PRVT SCHL/DAY CARE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,829	100	
FOP	72	30	
FOP	160	30	
UOP	234	20	
TOTALS	3,295		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 DAY CARE	04	2,946	97.3024	68.11	200,652	1985	1985	0	0	50.00	50.00

Heated Area: 2829 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		601,358	
TOTAL LAND VALUE - MARKET		38,458	
TOTAL MARKET VALUE		21,450	
SOH/AGL Deduction		661,266	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE	08	661,266	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		661,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0546	MAINT/ALTR	164	10/01/2020
1818	ADDN COMM	393	07/19/2010
1112	MAINT/ALTR	165	12/23/2008
2614	ADDN COMM	49	03/20/2003
996	ADDN COMM	46	06/12/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,782	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,440	
3	0166	CONC,PAVMT	0	0	3	765.00	UT	1.50	1.50	100	1997	1997	3	100	1,148	
4	0166	CONC,PAVMT	0	0	0	684.00	UT	2.00	2.00	100	2003	2003	3	100	1,368	
5	0260	PAVEMENT-A	0	0	0	13,075.00	UT	1.60	1.60	100	2010	2010	3	100	20,920	
6	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W17 FOP= N16 W10 S16 E10\$ W10 UOP= N13 W18 S13 E18\$ W18 N13 W15 N3 W18 S44 E24 FOP= S6 E9 N8 W9 S2 \$ N2 E9 S4 E55 N9 W10 N21\$.

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	7200	C	SCHOOL PRI	0			0.00	0.00	1.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	21,450							

