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

2027

30-3S-17-05862-001

BUILDING CHARACTERISTICS

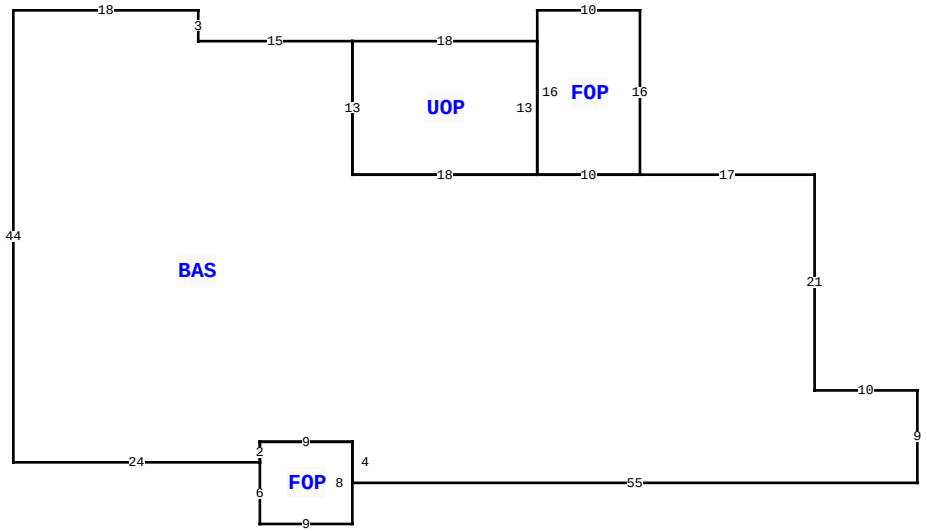
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		10 100
RMS		4 100
Stories	0	0 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,829	100		2,829	90,839
FOP	72	30		22	707
FOP	160	30		48	1,542
UOP	234	20		47	1,509
TOTALS	3,295			2,946	94,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	2,946	97.3024	64.22	189,192	1985	1985	0	0	0	50.00	50.00

1 DAY CARE 0% - 0 Heated Area: 2829 HX Base Yr



544 NW LAKE JEFFERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		566,997
TOTAL MARKET OB/XF VALUE		38,458
TOTAL LAND VALUE - MARKET		21,450
TOTAL MARKET VALUE		626,905
SOH/AGL Deduction		0
ASSESSED VALUE		626,905
TOTAL EXEMPTION VALUE	08	626,905
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		626,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,905

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

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$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,782	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,440	
3	0166	CONC,PAVMT	0	0	3	255	765.00	UT	1.50	1.50	100	1997	1997	3	100	1,148	
4	0166	CONC,PAVMT	0	0	0	0	684.00	UT	2.00	2.00	100	2003	2003	3	100	1,368	
5	0260	PAVEMENT-A	0	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	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 38,458

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	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							

REVIEW DATE 11/18/2020 BY ME Total Acres: 1.65 Total Land Value: 21,450 Market: 0 Agricultural: 0 Common: 21,450 PRINTED 11/16/2026 BY SYS

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,

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P O BOX 1282
LAKE CITY, FL 32056

2027

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BUILDING CHARACTERISTICS

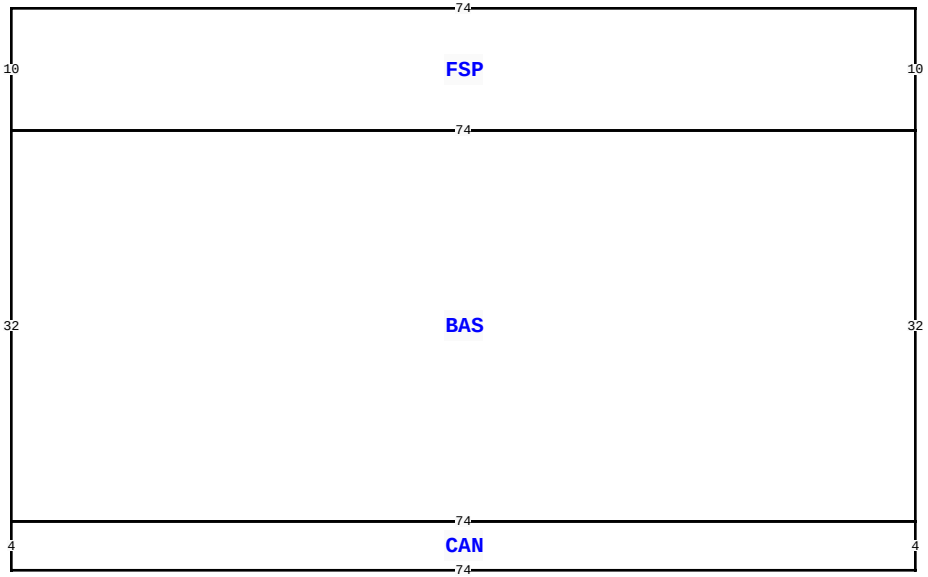
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		10 100
RMS		4 100
Stories	0	0 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100		2,368	80,690
CAN	296	30		89	3,033
FSP	740	40		296	10,086
TOTALS	3,404			2,753	93,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	2,753	103.2512	68.15	187,617	1989	1989	0	0	0	50.00	50.00

2 DAY CARE 0% - 0 Heated Area: 2368 HX Base Yr



544 NW LAKE JEFFERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		566,997
TOTAL MARKET OB/XF VALUE		38,458
TOTAL LAND VALUE - MARKET		21,450
TOTAL MARKET VALUE		626,905
SOH/AGL Deduction		0
ASSESSED VALUE		626,905
TOTAL EXEMPTION VALUE	08	626,905
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		626,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 FSP= N10 W74 S10 E74$ W74 S32 CAN= S4 E74 N4 W74$ E74 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/18/2020 BY ME Total Acres: 1.65 Total Land Value: 21,450 Market: 0 Agricultural: 0 Common: 21,450 PRINTED 11/16/2026 BY SYS

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

2027

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BUILDING CHARACTERISTICS

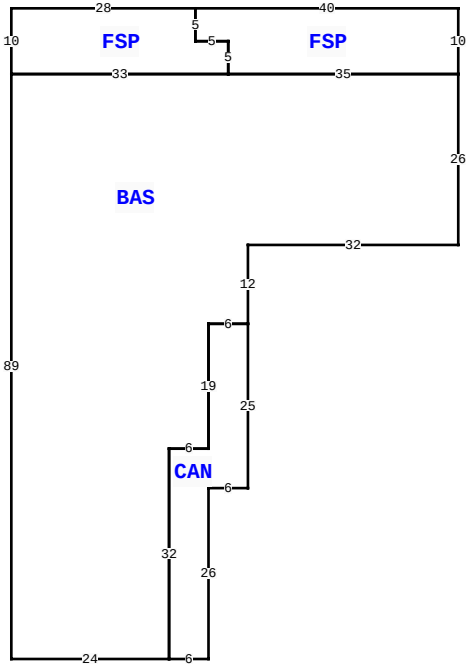
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,538	100		3,538	127,389
CAN	342	30		103	3,709
FSP	305	40		122	4,393
FSP	375	40		150	5,401
TOTALS	4,560			3,913	140,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	3,913	90.9284	60.01	234,819	1997	1997	0	0	0	40.00	60.00

3 DAY CARE 0% - 0 Heated Area: 3538 HX Base Yr



544 NW LAKE JEFFERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		566,997
TOTAL MARKET OB/XF VALUE		38,458
TOTAL LAND VALUE - MARKET		21,450
TOTAL MARKET VALUE		626,905
SOH/AGL Deduction		0
ASSESSED VALUE		626,905
TOTAL EXEMPTION VALUE	08	626,905
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		626,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N26 FSP= N10 W40 S5 E5 S5 E35$ W35 FSP= N5 W5 N5 W28S10 E33$ W33 S89 E24 CAN= E6 N26 E6 N25 W6 S19 W6 S32$ N32 E6 N19 E6 N12 E32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/18/2020 BY ME Total Acres: 1.65 Total Land Value: 21,450 Market: 0 Agricultural: 0 Common: 21,450 PRINTED 11/16/2026 BY SYS

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,

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BUILDING CHARACTERISTICS

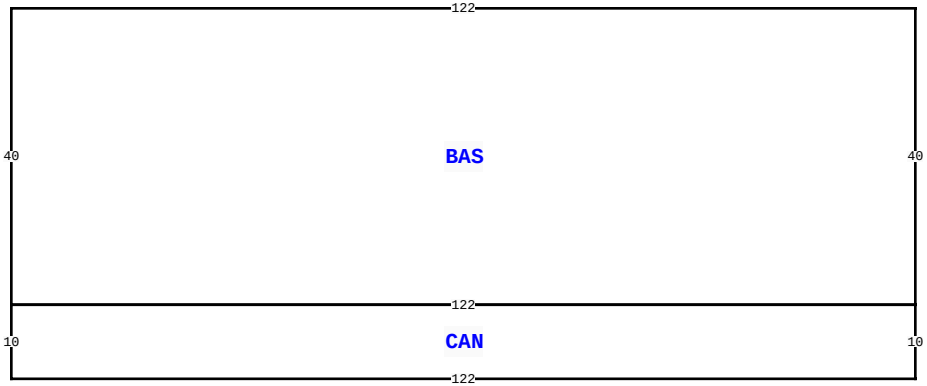
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,880	100		4,880	221,118
CAN	1,220	30		366	16,584
TOTALS	6,100			5,246	237,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	5,246	94.0440	62.07	325,619	2003	2003	0	0	0	27.00	73.00

4 DAY CARE 0% - 0 Heated Area: 4880 HX Base Yr



544 NW LAKE JEFFERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		566,997
TOTAL MARKET OB/XF VALUE		38,458
TOTAL LAND VALUE - MARKET		21,450
TOTAL MARKET VALUE		626,905
SOH/AGL Deduction		0
ASSESSED VALUE		626,905
TOTAL EXEMPTION VALUE	08	626,905
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		626,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W122 S40 CAN= S10 E122 N10 W122$ E122 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/18/2020 BY ME Total Acres: 1.65 Total Land Value: 21,450 Market: 0 Agricultural: 0 Common: 21,450 PRINTED 11/16/2026 BY SYS