(AKA LOT 3 SOUTHWEST ESTATES
UNREC) NW1/4 OF SW1/4 OF NW1/4
950-661, CT 1151-1446, WD 1265

EGGEN JOSEPH A/BURNETT JENELLE L
384 SW HAPPY JACK DR
LAKE CITY, FL 32024-0498

2027

36-4S-15-00415-103

BUILDING CHARACTERISTICS

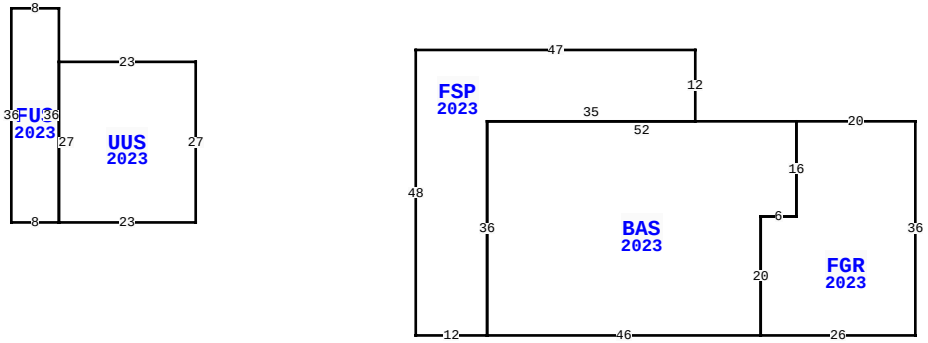
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	36415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	2023	1,752	153,504
FGR	840	55	2023	462	40,479
FSP	996	40	2023	398	34,871
FUS	288	100	2023	288	25,234
UUS	621	50	2023	310	27,161
TOTALS	4,497			3,210	281,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	3,210	116.7075	91.03	292,206	2022	2022	0	0	0	3.75	96.25

1 SFR/PREMTL 100% - 2023 Heated Area: 2040 HX Base Yr 2023



384 SW HAPPY JACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0296	SHED METAL	0	100	16	12	192.00	UT	10.00	10.00	100	2017	2017	3	100	1,920	
2	0070	CARPORT UF	0	100	24	16	384.00	UT	1.50	1.50	100	2017	2017	3	100	576	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	10	12	120.00	UT	1.50	1.50	100	2017	2017	3	100	180	
5	9910	RV SITE/RE	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 13,676

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	0100	C	SFR	100		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,330							

REVIEW DATE 01/31/2023 BY TW Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	281,248
TOTAL MARKET OB/XF VALUE	13,676
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	405,254
SOH/AGL Deduction	89,936
ASSESSED VALUE	315,318
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	213,907
TOTAL JUST VALUE	405,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041726	New Residential C	325,000	04/12/2021
31893	TR/TRAILER	188	04/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0718	3/12/2018	WD	U	I	35	68,000
GRANTOR: ERNEST T & SUE F JEFF						
GRANTEE: JOSEPH A EGGEN & JE						
1289/0149	1/29/2015	TR	U	V	30	100
GRANTOR: ERNEST T & SUE F JEFF						
GRANTEE: ERNEST T & SUE F JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,-20] W52 S36 E46 N20 E6 N16 $
FSP=[YR=2023;ORIG=4,-20] N12 W47 S48 E12 N36 E35 $
FGR=[YR=2023;ORIG=41,-20] W20 S16 W6 S20 E26 N36 $
UUS=[YR=2023;ORIG=-80,-30] W23 S27 E23 N27 $
FUS=[YR=2023;ORIG=-111,-39] E8 S36 W8 N36 $
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