(AKA LOT 4 SOUTHWEST ESTATES UNR
SW1/4 OF NW1/4.

MACY CURTIS/MACY REBECCA
464 SW HAPPY JACK DR
LAKE CITY, FL 32024

2026

36-4S-15-00415-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

464 SW HAPPY JACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	114,330
SOH/AGL Deduction	54,571
ASSESSED VALUE	59,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,759
TOTAL JUST VALUE	114,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/2698	5/10/2013	WD	Q	V	01	45,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CURTIS & REBECCA MA						
1210/1457	1/27/2011	WD	U	V	11	100
GRANTOR: GERARD J VERMEY (FORE						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0000	C	VAC RES	0		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 07/05/2016 BY DF Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 05/08/2026 BY SYS