

(AKA LOT 7 SOUTHWEST ESTATES UNREC) SE1/4 OF SE1/4 OF NW1/4 950-669, AG 1032-1390, WD 1162

BOWER JAMES A/BOWER KATHRYN A 720 SW HAPPY JACK DR LAKE CITY, FL 32024-5624

2026

36-4S-15-00415-107



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	06	06	
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
BAS	1,705	100	
FOP	440	30	
FOP	440	30	
TOTALS	2,585		1,969
			240,212

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2019									
Heated Area: 1705						HX Base Yr 2019						
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">55</p> <p style="text-align: center;">FOP</p> <p style="text-align: center;">31</p> <p style="text-align: center;">BAS</p> <p style="text-align: center;">55</p> <p style="text-align: center;">FOP</p> <p style="text-align: center;">55</p> </div>												
BLD DATE				LGL DATE				05/06/2026				MLU
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			240,212
TOTAL MARKET OB/XF VALUE			3,375
TOTAL LAND VALUE - MARKET			110,660
TOTAL MARKET VALUE			354,247
SOH/AGL Deduction			139,379
ASSESSED VALUE			214,868
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			163,457
TOTAL JUST VALUE			354,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36743	SFR	914	05/16/2018
34006	PUMP/UTPOL	50	04/29/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/1629	4/13/2016	WD Q	Q	V	01	39,900
GRANTOR: KERRY L & SUZANNE L M						
GRANTEE: JAMES A & KATHRYN A						
1162/0207	11/05/2008	WD Q	Q	V	01	100
GRANTOR: ACOSTA						
GRANTEE: MAILLOUX						

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	0296	SHED METAL	0	100	0	0		2.25	2.25	100	2018	2018	3	100	3,375	

BUILDING NOTES	
720 SW HAPPY JACK DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= N31 FOP= N8 W55 S8 E55\$ W55 S31 FOP= S8 E55 N8 W55\$ E55 \$.	

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	0100	C	SFR	100		A-1	0.00	0.00	10.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,660							