(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

**2027**

**36-4S-15-00415-107**

## BUILDING CHARACTERISTICS

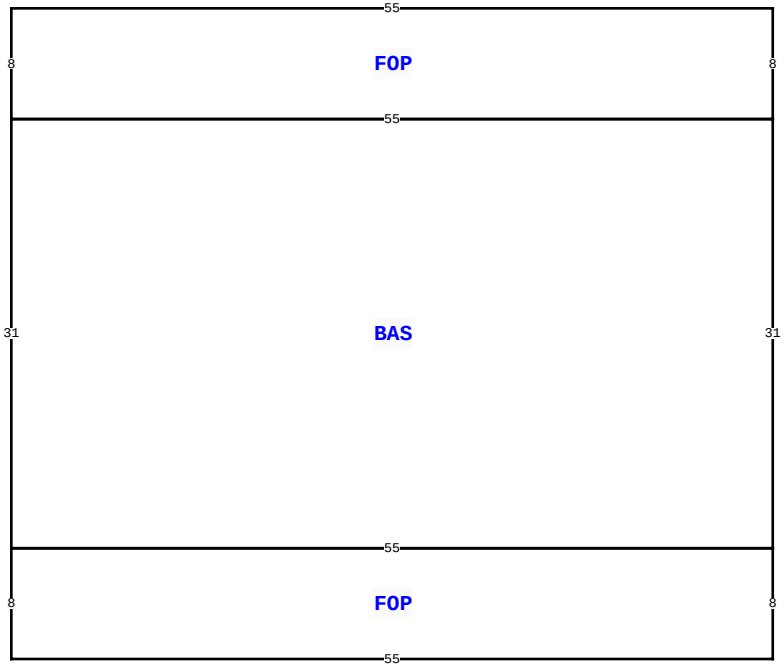
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,705 | 100 | | 1,705 | 204,295 |
| FOP | 440 | 30 | | 132 | 15,817 |
| FOP | 440 | 30 | | 132 | 15,817 |
| TOTALS | 2,585 | | | 1,969 | 235,928 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,969 | 117.1275 | 128.84 | 253,686 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1705 HX Base Yr 2019




720 SW HAPPY JACK DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 235,928 |
| TOTAL MARKET OB/XF VALUE | | 3,375 |
| TOTAL LAND VALUE - MARKET | | 110,660 |
| TOTAL MARKET VALUE | | 349,963 |
| SOH/AGL Deduction | | 128,649 |
| ASSESSED VALUE | | 221,314 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 169,903 |
| TOTAL JUST VALUE | | 349,963 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,247 |

| 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 | V | 01 | 39,900 |
| GRANTOR: KERRY L & SUZANNE L M | | | | | | |
| GRANTEE: JAMES A & KATHRYN A | | | | | | |
| 1162/0207 | 11/05/2008 | WD | Q | V | 01 | 100 |
| GRANTOR: ACOSTA | | | | | | |
| GRANTEE: MAILLOUX | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N31 FOP= N8 W55 S8 E55$ W55 S31 FOP= S8 E55 N8 W55$ E55 $.

## 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 | 0 | 0 | 1,500.00 | UT | 2.25 | 2.25 | 100 | 2018 | 2018 | 3 | 100 | 3,375 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,375

| 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 | 10.06 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,660 | | | | | | | |

REVIEW DATE 01/07/2018 BY HC Total Acres: 10.06 Total Land Value: 110,660 Market: 0 Agricultural: 0 Common: 110,660 PRINTED 11/17/2026 BY SYS