(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

COLUMBIA COUNTY PROPERTY

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	211,732
FOP	440	30		132	16,392
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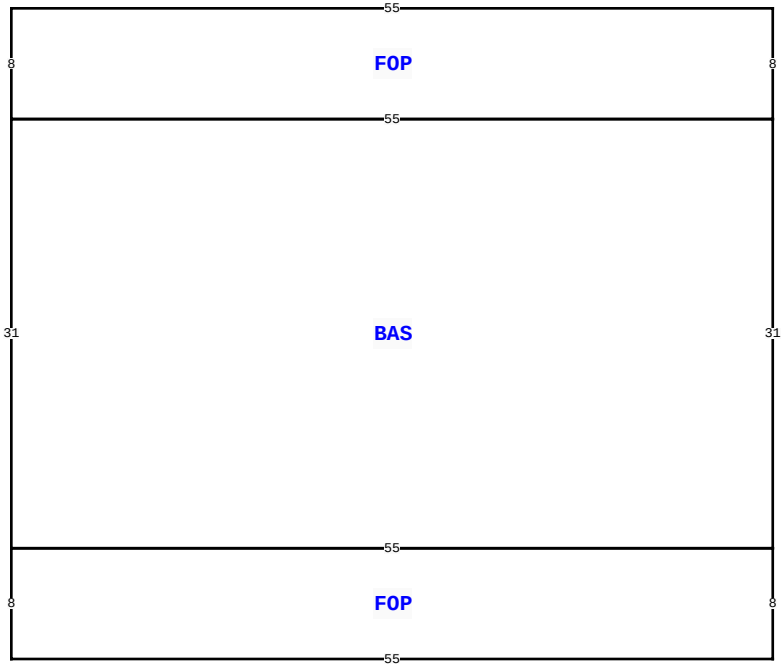
TOTALS	2,585			1,969	244,517

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	133.53	262,921	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		244,517
TOTAL MARKET OB/XF VALUE		3,375
TOTAL LAND VALUE - MARKET		110,660
TOTAL MARKET VALUE		358,552
SOH/AGL Deduction		143,684
ASSESSED VALUE		214,868
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,457
TOTAL JUST VALUE		358,552
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	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 05/08/2026 BY SYS