



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	32	HARDIE BRD	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,491	100	
FGR	530	55	
FOP	266	30	
FOP	487	30	
TOTALS	3,774		

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%	- 2017								
Heated Area: 2491						HX Base Yr 2017					
TOTALS	3,774		3,009		373,851						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		373,851	
TOTAL MARKET OB/XF VALUE		15,645	
TOTAL LAND VALUE - MARKET		166,410	
TOTAL MARKET VALUE		520,241	
SOH/AGL Deduction		206,119	
ASSESSED VALUE		314,122	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		262,711	
TOTAL JUST VALUE		555,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36586	STORAGE	190	04/16/2018
27297	SFR	496	08/28/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/2057	9/17/2016	WD Q	Q	I	01	320,000
GRANTOR: ROBERT H PIGG & KAREN						
GRANTEE: DANILE JASON & KATH						
1151/0048	5/20/2008	WD Q	Q	V	03	39,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: TIMOTHY & YOLEXYS A						

EXTRA FEATURES		349 SW HAPPY JACK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0166	CONC, PAVMT	0 100
3	0031	BARN, MT AE	0 100

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	658.00	UT	2.50	2.50	100	2009	2009	3	100	1,645	
3	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	12,000	
TOTAL OB/XF 15,645																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 FOP= W6 S6 W26 S7 W20 S6 E35 N5 E17 N14\$ S14 W17 S5 W35 S28 E12 S7 FOP= S7 E31 N7 W12 N7 W7 S7 W12\$ E12 N7 E7 S7 E12 N7 E9 FGR= S11 E12 N2 E11 N22 W23 S13\$ N13 E23 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF 15,645																						
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	16.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	129,600							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.09	AC		1.00	1.00	1.00	280.00	280.00	1,145							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.09	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,810							