(AKA LOT 10 SOUTHWEST ESTATES
UNR) NE1/4 OF SW1/4 OF NW1/4 &
(AKA LOT 9 SOUTHWEST ESTATES

LYNCH DANIEL JASON/LYNCH KATHRYN LORI
349 SW HAPPY JACK DR
LAKE CITY, FL 32024

2027

36-4S-15-00415-110

BUILDING CHARACTERISTICS

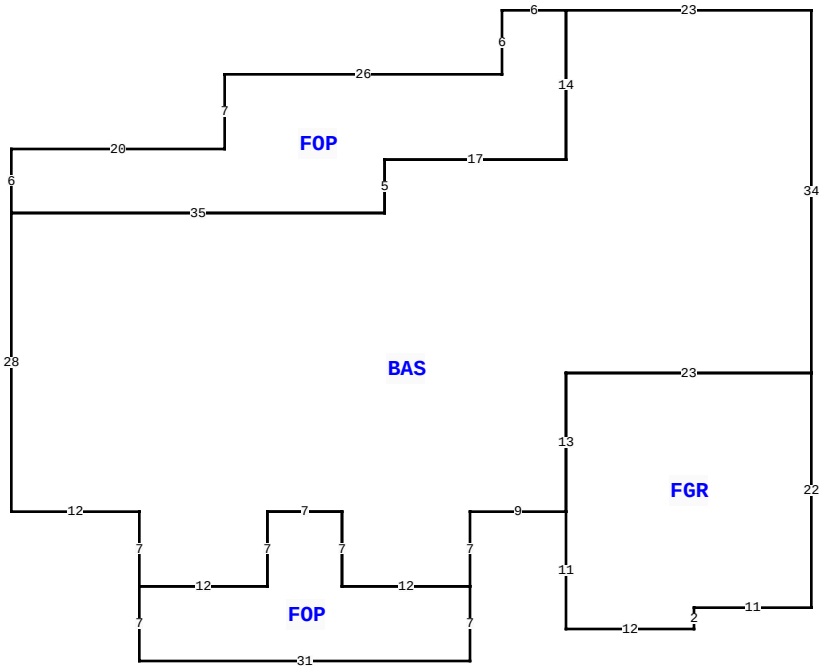
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100		2,491	298,633
FGR	530	55		292	35,006
FOP	266	30		80	9,591
FOP	487	30		146	17,503
TOTALS	3,774			3,009	360,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,009	129.7472	142.72	429,444	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2017 Heated Area: 2491 HX Base Yr 2017



349 SW HAPPY JACK DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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		360,733
TOTAL MARKET OB/XF VALUE		15,645
TOTAL LAND VALUE - MARKET		166,410
TOTAL MARKET VALUE		507,123
SOH/AGL Deduction		183,612
ASSESSED VALUE		323,511
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,100
TOTAL JUST VALUE		542,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,360

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	I	01	320,000
GRANTOR: ROBERT H PIGG & KAREN						
GRANTEE: DANILE JASON & KATH						
1151/0048	5/20/2008	WD	Q	V	03	39,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: TIMOTHY & YOLEXYS A						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 15,645

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	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							

REVIEW DATE 12/30/2019 BY HC Total Acres: 20.09 Total Land Value: 130,745 Market: 36,810 Agricultural: 1,145 Common: 129,600 PRINTED 11/17/2026 BY SYS