

LOT 2 HAPPY VALLEY S/D.
456-72, 693-530, 862-1606, WD 15

STEVENS ERIC
281 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,853
UOP	64	25		16	275
TOTALS	988			940	16,128

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN,FR AE	0 100	30	30	1.00	UT	3,402.00	3,402.00	100	0
2	0021	BARN,FR AE	0 100	20	40	1.00	UT	1,904.00	1,904.00	100	0
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	940	95.3100	57.19	53,759	1978	1978	0	0	10	60.00	30.00
1 MOBILE HME 100% - 1999 Heated Area: 924 HX Base Yr 1999												
8 8 8 8 UOP 28 38 14 14 66 BAS												
171 SE HAPPY VALLEY GLN, HIGH SPRINGS												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/21/2022 MLU												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				16,128				
TOTAL MARKET OB/XF VALUE				12,306				
TOTAL LAND VALUE - MARKET				16,000				
TOTAL MARKET VALUE				44,434				
SOH/AGL Deduction				15,842				
ASSESSED VALUE				28,592				
TOTAL EXEMPTION VALUE				HX HB SX		28,592		
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				44,434				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				44,434				
XFOB:1:1: FLEETWOOD MH								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/511		5/09/2025		WD	Q	I	01	75,000
GRANTOR:O'NEIL DOLLIE JEAN								
GRANTEE:STEVENS ERIC								
0862/1606		7/15/1998		WD	Q	I		20,000
GRANTOR:RUSSELL PAUL W (DECEA								
GRANTEE:DOLLIE O'NEIL								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W38 UOP= N8 W8 S8 E8\$ W28 S14 E66 N14\$.								