LOT 3 HAPPY VALLEY S/D.

618-814, 632-338, 742-1732, 853-

MCNEAL CHARLES DONALD/MCNEAL PATRICIA CURIS
179 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

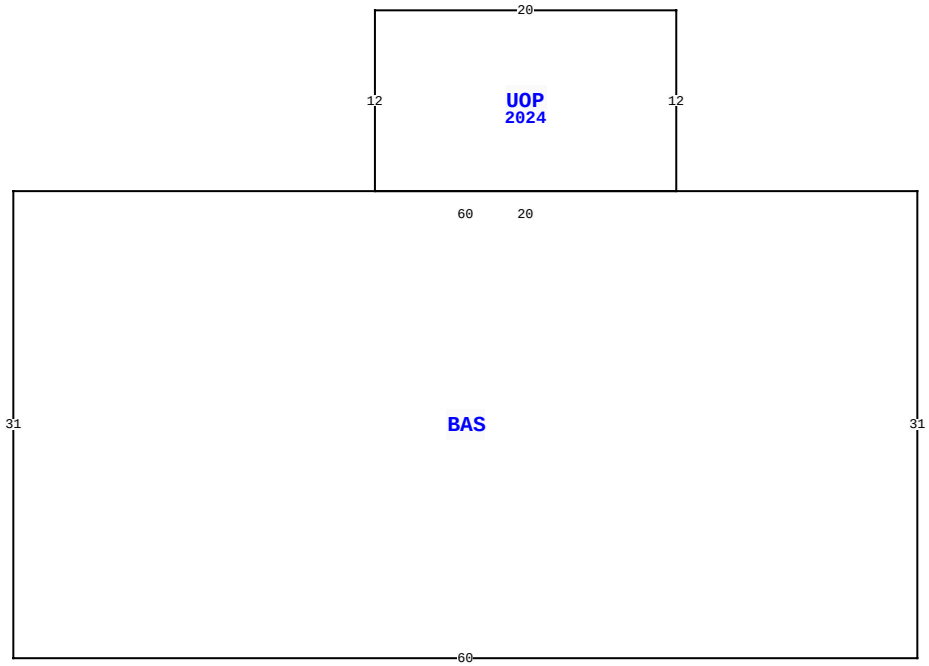
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,860	100		1,860	146,848
UOP	240	25	2024	60	4,737
TOTALS	2,100			1,920	151,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,920	113.5000	106.69	204,845	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2025 Heated Area: 1860 HX Base Yr 2025



179 SE HAPPY VALLEY GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,585
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		174,585
SOH/AGL Deduction		0
ASSESSED VALUE		174,585
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,863
TOTAL JUST VALUE		174,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049253	Roof Replacement	8,980	02/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1320	4/26/2024	WD	Q	I	01	220,000
GRANTOR: GREEN KATHRYN HOLLAND						
GRANTEE: MCNEAL CHARLES DONA						
1430/1154	2/16/2021	QC	U	V	11	100
GRANTOR: HOLLAND ROBERT B						
GRANTEE: GREEN KATHRYN HOLLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,17] E60 S31 W60 N31 $
UOP=[YR=2024;ORIG=44,17] N12 E20 S12 W20 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 05/13/2024 BY TP Total Acres: 1.03 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/07/2025 BY SYS