

LOT 4 HAPPY VALLEY S/D.
443-109, 900-558, DC 1241-455, P

LAROSA SYLVIA J/LAROSA JAMES A
225 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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
Architectural Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE	0100	SINGLE FAMILY
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	406	100		406	32,972
BAS	1,300	100		1,300	105,574
FOP	80	30		24	1,949
FST	70	55		38	3,086
UCP	105	20		21	1,706
UCP	210	20		42	3,411
UCP	252	20		50	4,061
UDU	240	55		132	10,720
UST	154	45		69	5,604

TOTALS	2,817			2,082	169,081
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,082	111.5500	124.94	260,125	1978	1978	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1706 HX Base Yr 2025

225 SE HAPPY VALLEY GLN, HIGH SPRINGS	BLD DATE	LGL DATE	03/21/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE		169,081	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		188,581	
SOH/AGL Deduction		44,126	
ASSESSED VALUE		144,455	
TOTAL EXEMPTION VALUE		HX HB SX 100,722	
BASE TAXABLE VALUE		43,733	
TOTAL JUST VALUE		188,581	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1377/2218	1/29/2019	WD U	I	11	100
GRANTOR: SYLVIA J LAROSA					
GRANTEE: SYLVIA J LAROSA & J					
1247/1641	1/10/2013	PB U	I	18	100
GRANTOR: CLERK OF COURT (HARO					
GRANTEE: SYLVIA J LAROSA					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W10 S26 E12 FOP= S8 E10 N8 W10\$ E38 N19 UCP= E15 N7 W15 S7\$ N7 UCP= E15 UCP= S7 E12 N21 W12 S14\$ N14 W15 S14\$ UST= N14 W11 S14 E11\$ W11 BAS= N14 W29 FST= W10 S7E10 N7\$ S14 E29\$ W29\$ PTR= N30 UDU= N20 W12 S20 E12\$ S30\$.									