LOT 6 HAPPY VALLEY S/D.

380-189, 1224-379, DC 1224-381,

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

2026

15-7S-17-09986-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

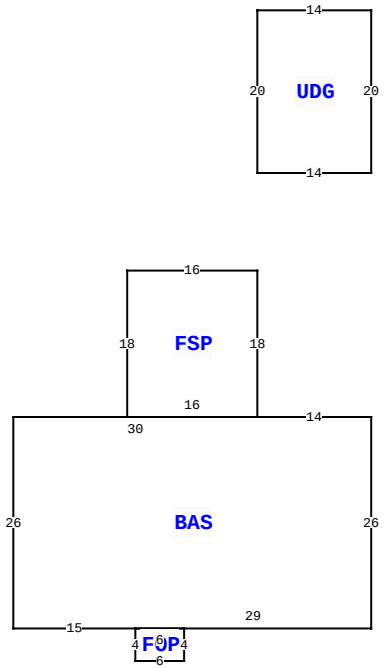
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	1,144	100		1,144	79,535
FOP	24	30		7	487
FSP	288	40		115	7,995
UDG	280	55		154	10,707
TOTALS	1,736			1,420	98,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	95.5000	106.96	151,883	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1144 HX Base Yr 2013



281 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	98,724
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	115,224
SOH/AGL Deduction	49,029
ASSESSED VALUE	66,195
TOTAL EXEMPTION VALUE	HX HB 41,195
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	115,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052351	Electrical Servic	0	02/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/2127	8/13/2012	WD	Q	I	01	66,500
GRANTOR: WILLIAM BRUCE SKEIE						
GRANTEE: ERIC STEVENS						
1229/1679	2/09/2012	PR	U	I	11	100
GRANTOR: LINDA K SKEIE AS PR						
GRANTEE: WILLIAM BRUCE SKEIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N18 W16 S18 E16$ W30 S26 E15 FOP= S4 E6 N4 W6$ E29 N26$ PTR=N30 UDG= N20 W14 S20 E14$ S30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 12/12/2017 BY BC Total Acres: 1.02 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/07/2025 BY SYS