LOT 14 HAPPY VALLEY S/D.
360-715, 640-606, PB 1380-539,54

GARLIN EDWARD L
533 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

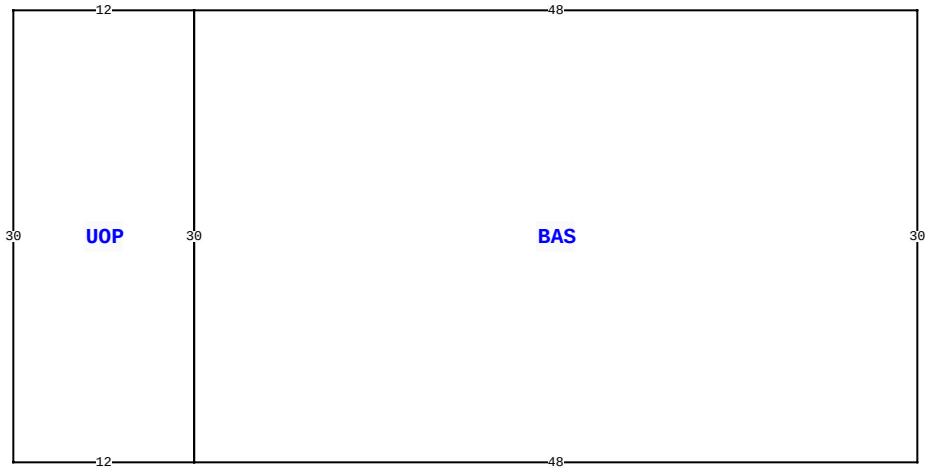
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,440	100		1,440	110,083
UOP	360	25		90	6,880
TOTALS	1,800			1,530	116,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,530	118.8000	117.61	179,943	1998	2010	0	0	0	35.00	65.00

2 MANUF 2 100% - 2020 Heated Area: 1440 HX Base Yr 2020



533 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		116,963
TOTAL MARKET OB/XF VALUE		15,100
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		148,063
SOH/AGL Deduction		40,527
ASSESSED VALUE		107,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,814
TOTAL JUST VALUE		148,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,461

XFOB:1:1: FESTWAL MH

BLDG:1:1: FESTWAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041638	Storage Building	8,200	03/30/2021
16838	M H	125	04/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/2419	9/13/2019	WD	Q	I	01	104,900
GRANTOR: WILLIAM M & AMANDA L						
GRANTEE: EDWARD L GARLIN						
1380/0541	3/11/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: WILLIAM MICHAEL DAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W12 S30 E12 N30$ S30 E48 N30$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	20	20	400.00	UT	15.00	15.00	100	2022	2021		100	6,000	
5	0251	LEAN TO W/	0	100	10	20	200.00	UT	3.50	3.50	100	2022	2021		100	700	

LAND DESCRIPTION

TOTAL OB/XF 15,100

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 07/01/2021 BY JB Total Acres: 1.02 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/07/2025 BY SYS