LOT 15 HAPPY VALLEY S/D.
417-627, 818-1936, 837-1762, 938

HIGGINBOTHAM FRANZISKA
549 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

**2026**

**15-7S-17-09986-017**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

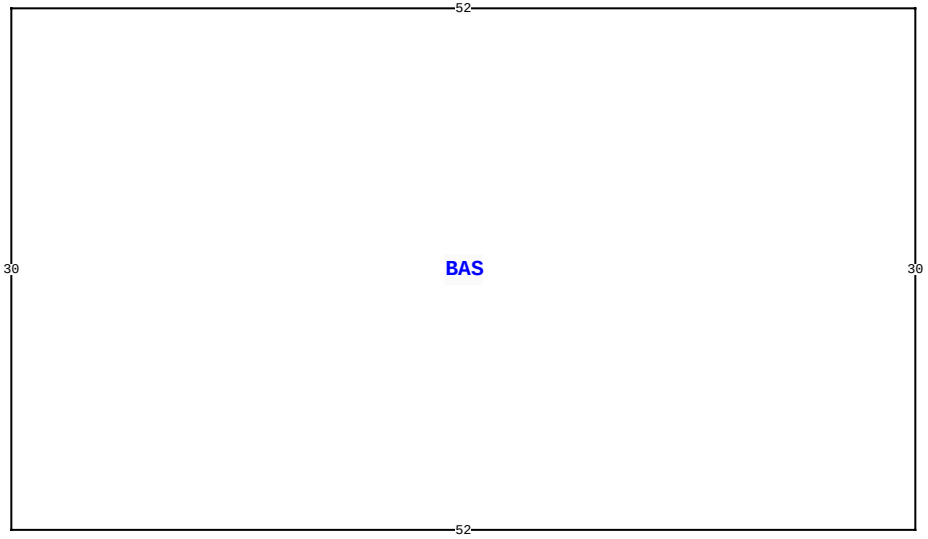
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,560 | 100 | | 1,560 | 95,092 |
| TOTALS | 1,560 | | | 1,560 | 95,092 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,560 | 117.9000 | 110.83 | 172,895 | 2004 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2006 Heated Area: 1560 HX Base Yr 2006




549 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 | | 95,092 |
| TOTAL MARKET OB/XF VALUE | | 7,500 |
| TOTAL LAND VALUE - MARKET | | 16,000 |
| TOTAL MARKET VALUE | | 118,592 |
| SOH/AGL Deduction | | 54,879 |
| ASSESSED VALUE | | 63,713 |
| TOTAL EXEMPTION VALUE | HX HB | 38,713 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 118,592 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 118,592 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23299 | M H | 250 | 06/21/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1470/1045 | 6/21/2022 | LE | U | I | 14 | 100 |
| GRANTOR: HIGGINBOTHAM FRANZISK | | | | | | |
| GRANTEE: HIGGINBOTHAM LUCAS | | | | | | |
| 1370/2627 | 10/12/2018 | LE | U | I | 14 | 100 |
| GRANTOR: FRANZISKA HIGGINBOTHA | | | | | | |
| GRANTEE: KENNETH A CHARLESWO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W52 S30 E52 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 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 500 | |
| 2 | 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 7,500

| 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 | 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 06/23/2020 BY KR Total Acres: 1.02 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/07/2025 BY SYS