LOT 19 HAPPY VALLEY S/D.
394-553, 648-232, PB 1176-1971,

MERCHANT KERI L/MERCHANT JON A
518 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

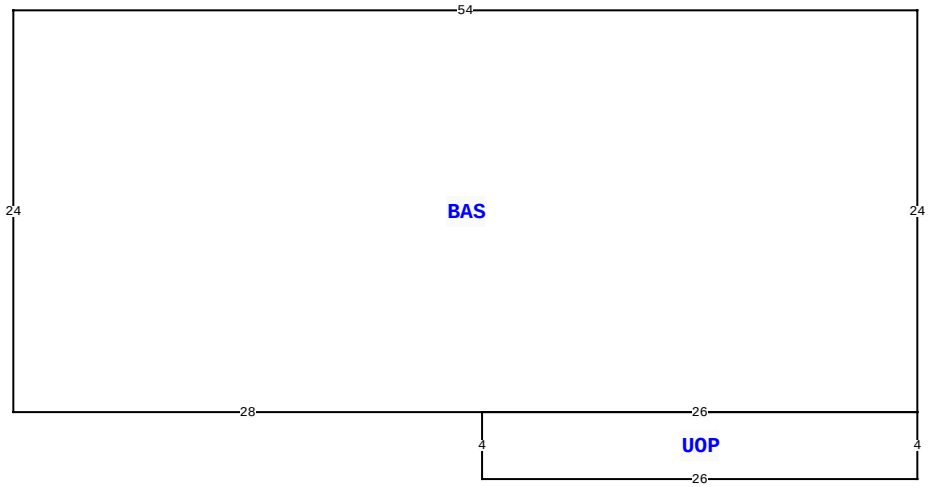
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,296	100		1,296	153,731
UOP	104	20		21	2,491
TOTALS	1,400			1,317	156,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	119.0000	133.28	175,530	1977	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2021 Heated Area: 1296 HX Base Yr 2021



518 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		156,222
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		173,722
SOH/AGL Deduction		36,339
ASSESSED VALUE		137,383
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,661
TOTAL JUST VALUE		173,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,477

BLDG:2:1: DEBORAH WATSON LIVES IN THIS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16835	M H	125	04/05/2000
10423	M H	125	11/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/1229	7/31/2020	WD	Q	I	01	158,500
GRANTOR: DEBRA F FREER						
GRANTEE: KERI L & JON A MERC						
1271/0269	3/14/2014	WD	U	I	12	40,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: DEBRA F FREER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E28 UOP= S4 E26 N4 W26$ E26 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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: 1.03 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/07/2025 BY SYS