LOT 20 HAPPY VALLEY S/D.
AFF OF DC 983-2538, PB 1176-1971

VEGA PEDRO
486 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

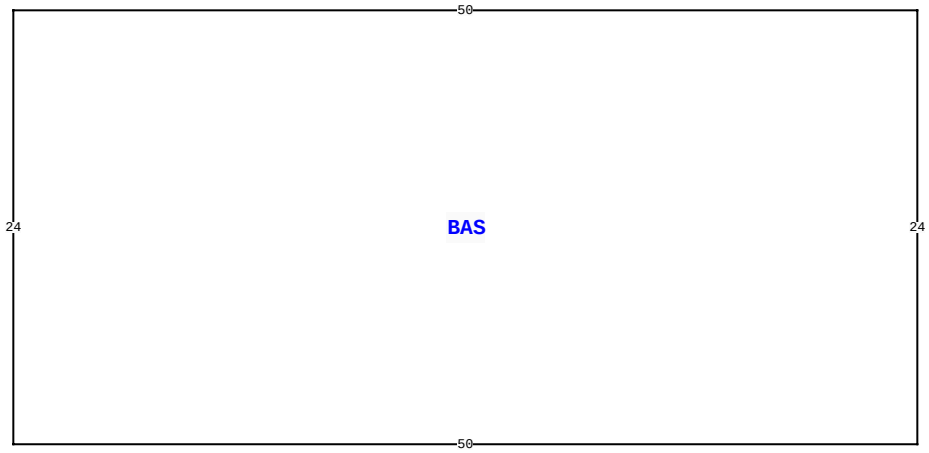
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,200	100		1,200	29,678
TOTALS	1,200			1,200	29,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,200	103.0500	61.83	74,196	1981	1981	0	0	0	60.00	40.00

5 MOBILE HME 100% - 2024 Heated Area: 1200 HX Base Yr 2024



486 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		29,678
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		53,078
SOH/AGL Deduction		3,046
ASSESSED VALUE		50,032
TOTAL EXEMPTION VALUE	HX HB	25,032
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		53,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,078

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40006	M H	0	06/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/2609	6/27/2016	WD	U	I	11	100
GRANTOR: BENJAMIN CAPITAL GROU						
GRANTEE: PEDRO VEGA (A MARRI						
1314/1721	12/16/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BENJAMIN CAPITAL GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-43,-18] E50 S24 W50 N24 $
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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	2017	2017	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	100	
3	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 7,400

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	0700	C	MISC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 01/28/2021 BY JB Total Acres: 1.03 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/07/2025 BY SYS