LOTS 22 HAPPY VALLEY S/D.
520-156, 742-638, LE 1414-493, L

WAKEFIELD BARBARA
426 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

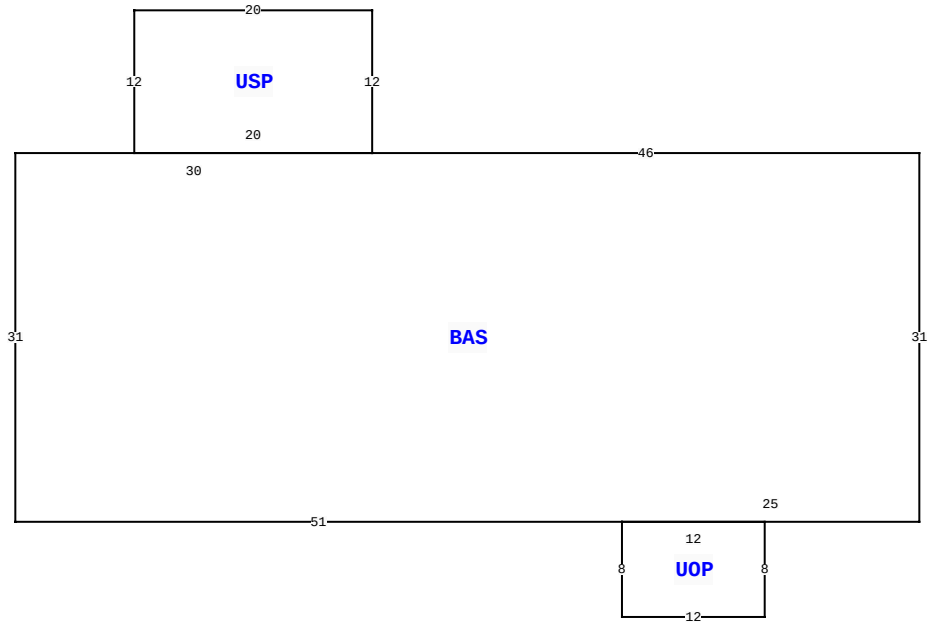
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,356	100		2,356	65,534
UOP	96	25		24	668
USP	240	35		84	2,336
TOTALS	2,692			2,464	68,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,464	115.9000	69.54	171,347	2003	2002	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1999 Heated Area: 2356 HX Base Yr 1999



426 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		68,539
TOTAL MARKET OB/XF VALUE		11,450
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		95,989
SOH/AGL Deduction		13,885
ASSESSED VALUE		82,104
TOTAL EXEMPTION VALUE	HX HB DX SX	82,104
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,989

XFOB:2:1: PLAN MH
XFOB:1:1: SAND MH
SALE:1:1: LOT 22 HAPPY VALLEY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19866	M H	125	08/19/2002
9130	PUMP/UTPOL	30	12/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/580	2/22/2024	LE	U	I	14	100
GRANTOR: WAKEFIELD BARBARA W (						
GRANTEE: STINNETT MICHAEL (R						
1414/0493	6/18/2020	LE	U	I	14	100
GRANTOR: BARBARA WAKEFIELD (EN						
GRANTEE: BETHLEHEM LUTHERAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 USP= N12 W20 S12 E20$ W30 S31 E51 UOP= S8 E12 N8 W12$ E25 N31$.

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	0297	SHED CONCR	0	100	20	40	800.00	UT	7.50	7.50	50	1993	1993	3	50	3,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 11,450

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 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