

LOT 25 HAPPY VALLEY S/D.
529-32, 847-2478, 847-2495, WD 1

HOLLAND RUTH
320 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-026



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		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
BAS	1,560	100	
UOP	144	25	
TOTALS		1,596	95,636

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,596	115.9000	108.95	173,884	2000	2000		0	0	45.00	55.00	
1 MANUF 1 100% - 2008 Heated Area: 1560 HX Base Yr 2008													
12 12 12 12 40 20 26 60 UOP BAS													
320 SE HAPPY VALLEY GLN, HIGH SPRINGS													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/21/2022 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		95,636	
TOTAL MARKET OB/XF VALUE		11,000	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		122,636	
SOH/AGL Deduction		61,951	
ASSESSED VALUE		60,685	
TOTAL EXEMPTION VALUE		HX HB 35,685	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		122,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,636	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20645	M H	125	04/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1134/1259	10/22/2007	WD	Q	I		109,000
GRANTOR: JUSTIN L LENTZ						
GRANTEE: RUTH HOLLAND						
1031/0718	11/16/2004	WD	Q	I		78,400
GRANTOR: WAKEFIELD						
GRANTEE: JUSTIN L LENTZ						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W20 UOP= N12 W12 S12 E12\$ W40S26 E60 N26\$.													