LOT 26 HAPPY VALLEY S/D.
388-451, 645-130, 847-2479, 861-

MILLER DAVID/MILLER LISA M
308 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

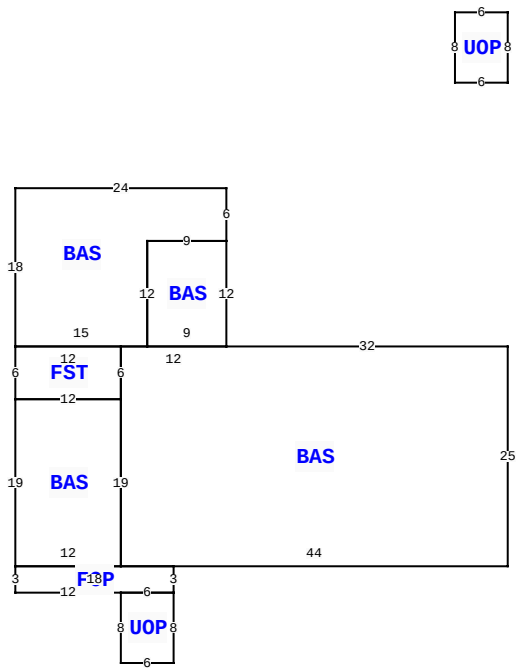
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	108	100		108	8,245
BAS	228	100		228	17,404
BAS	324	100		324	24,733
BAS	1,100	100		1,100	83,970
FOP	54	30		16	1,221
FST	72	55		40	3,054
UOP	48	20		10	763
UOP	48	20		10	763
TOTALS	1,982			1,836	140,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	104.8600	117.44	215,620	1977	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1760 HX Base Yr 2005



308 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		140,153
TOTAL MARKET OB/XF VALUE		11,568
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		167,721
SOH/AGL Deduction		48,165
ASSESSED VALUE		119,556
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		63,834
TOTAL JUST VALUE		167,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,721

SALE:2:1: LOT 26 HAPPY VALLEY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25828	ADDN SFR	170	05/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1020/2361	7/07/2004	WD	Q	I		89,000
GRANTOR: CHARLES A & JUDITH L						
GRANTEE: DAVID T & LISA M MI						
0922/1394	3/08/2001	WD	Q	I		75,928
GRANTOR: DAVID & DEBRA SCOTT						
GRANTEE: CHARLES & JUDITH BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 BAS= N12 BAS= N6 W24 S18 E15 N12 E9$ W9 S12E9$W12 FST= W12 S6 E12 N6$ S6 BAS= W12 S19 FOP= S3 E12 UOP= S8 E6 N8 W6$ E6 N3 W18$ E12 N19$ S19 E44 N25$ PTR= N30 UOP= N8 W6 S8 E6$ S30$.

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	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00	100	0	0	3	100	10,368	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,568

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