LOT 27 HAPPY VALLEY S/D.
847-2492, WD 1058-281,

BATTON TED L/BATTON IRIS A
264 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

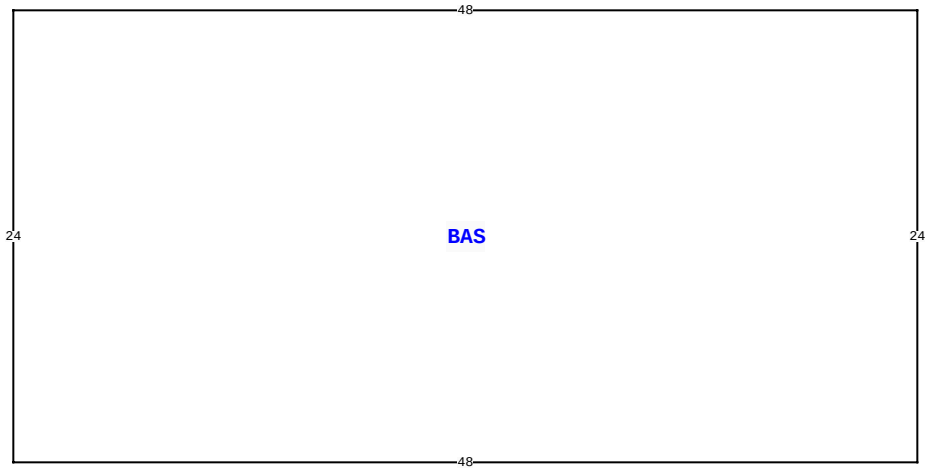
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15717.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,625
TOTALS	1,152			1,152	32,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	118.0000	70.80	81,562	1982	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1152 HX Base Yr 2006



264 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		32,625
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		56,225
SOH/AGL Deduction		21,069
ASSESSED VALUE		35,156
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,156
TOTAL JUST VALUE		56,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14956	M H	125	01/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/0281	9/06/2005	WD	Q	I		52,000
GRANTOR: BARBARA WAKEFIELD						
GRANTEE: TED L & IRIS BATTON						
0847/2492	10/24/1997	WD	Q	V		7,000
GRANTOR: BELL						
GRANTEE: WAKEFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	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 7,600

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