

LOT 30 HAPPY VALLEY S/D.
662-218, 721-840, 746-1769, 807-

RUBY DIANA L/BOURLAND SUSAN
486 W SHINGLE LAKE DR
LAKE, MI 48632

2026

15-7S-17-09986-031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		02
NEIGHBORHOOD/LOC	15717.010	1.00/

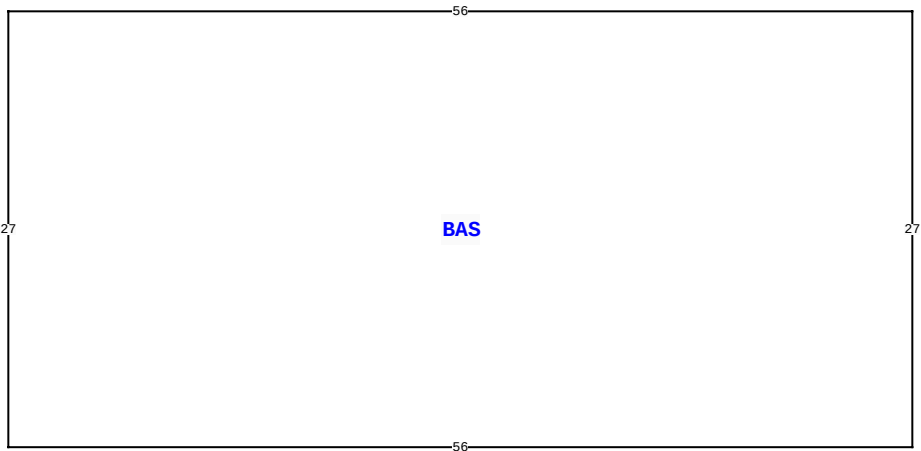
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,695
TOTALS	1,512			1,512	41,695

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0021	BARN, FR AE	0	0	26	28	728.00	UT	13.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00

REVIEW DATE 12/12/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,512	114.9000	68.94	104,237	1990	1990		0	0	60.00	40.00	
2 MOBILE HME 0% - 2025 Heated Area: 1512 HX Base Yr													



174 SE HAPPY VALLEY GLN, HIGH SPRINGS													
TOTAL OB/XF 17,964													

TOTAL OB/XF 17,964													
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 1.03 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		41,695
TOTAL MARKET OB/XF VALUE		17,964
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		75,659
SOH/AGL Deduction		0
ASSESSED VALUE		75,659
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		75,659
TOTAL JUST VALUE		75,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,659

SALE:3:1: DOUBLE WIDE M H ON LOT W/ TAGS PER STEVE
SALE:2:1: SCHORR DEEDED TO PARTIN - NOW BACK TO SH
BLDG:1:1: PEACHTREE
XFOB:1:1: PEACH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17099	M H	125	06/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1509/1113	2/29/2024	PB	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: RUBY DIANA L							
1142/0171	1/23/2008	QC	Q	I	01	100	
GRANTOR: JEAN A HOWARD							
GRANTEE: GERALD R CASE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W56 S27 E56 N27\$.									