LOT 2 HAPPY VALLEY S/D.

456-72, 693-530, 862-1606, WD 15

STEVENS ERIC
281 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2027

15-7S-17-09986-003

BUILDING CHARACTERISTICS

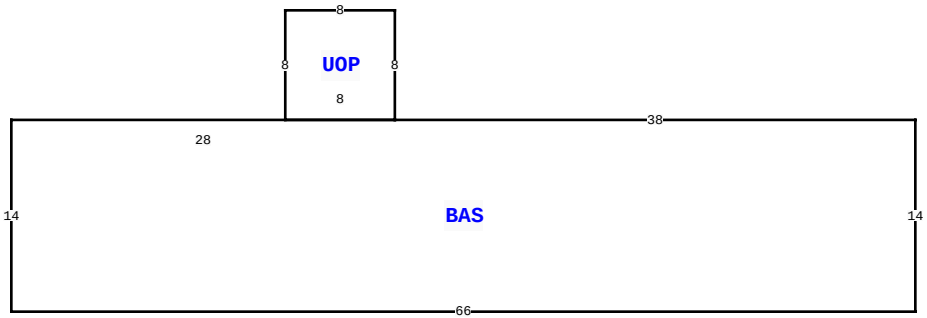
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	924	100		924	22,309
UOP	64	25		16	386
TOTALS	988			940	22,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	940	100.6050	60.36	56,738	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr



171 SE HAPPY VALLEY GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0021	BARN,FR AE	0	0	30	30	1.00	UT	3,402.00	3,402.00	100	0	0	3	100	3,402	
2	0021	BARN,FR AE	0	0	20	40	1.00	UT	1,904.00	1,904.00	100	0	0	3	100	1,904	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,695
TOTAL MARKET OB/XF VALUE	12,306
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	57,001
SOH/AGL Deduction	0
ASSESSED VALUE	57,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,001
TOTAL JUST VALUE	57,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,001

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/511	5/09/2025	WD	Q	I	01	75,000
GRANTOR: O'NEIL DOLLIE JEAN						
GRANTEE: STEVENS ERIC						
0862/1606	7/15/1998	WD	Q	I		20,000
GRANTOR: RUSSELL PAUL W (DECEA						
GRANTEE: DOLLIE O'NEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N8 W8 S8 E8$ W28 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,306

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/28/2025 BY TP Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS