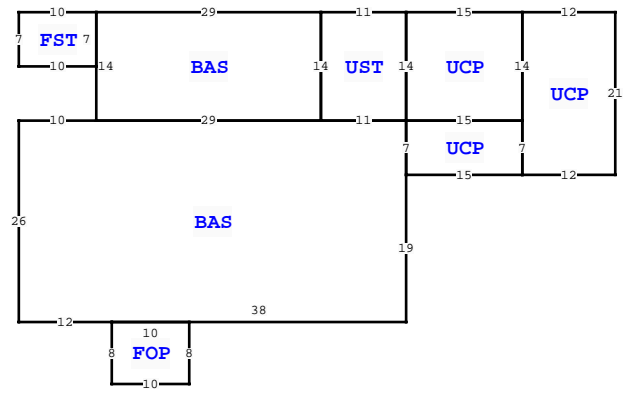
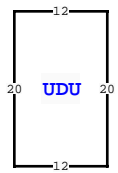


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	0 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,082	111.5500	124.94	260,125	1978	1978	0	0	0	35.00	65.00		
1 SINGLE FAM			100% - 2025	Heated Area: 1706				HX Base Yr 2025						



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	406	100		406	32,972
BAS	1,300	100		1,300	105,574
FOP	80	30	24	1,949	
FST	70	55		38	3,086
UCP	105	20		21	1,706
UCP	210	20		42	3,411
UCP	252	20		50	4,061
UDU	240	55		132	10,720
UST	154	45		69	5,604
TOTALS	2,817			2,082	169,081

225 SE HAPPY VALLEY GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,081	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		194,581	
SOH/AGL Deduction		50,546	
ASSESSED VALUE		144,035	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		42,624	
TOTAL JUST VALUE		194,581	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/2218	1/29/2019	WD	U	I	11	100
GRANTOR: SYLVIA J LAROSA						
GRANTEE: SYLVIA J LAROSA & J						
1247/1641	1/10/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (HARO						
GRANTEE: SYLVIA J LAROSA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 S26 E12 FOP= S8 E10 N8 W10\$ E38 N19 UCP= E15 N7 W15 S7\$ N7 UCP= E15 UCP= S7 E12 N21 W12 S14\$ N14 W15 S14\$ UST= N14 W11 S14 E11\$ W11 BAS= N14 W29 FST= W10 S7E10 N7\$ S14 E29\$ W29\$ PTR= N30 UDU= N20 W12 S20 E12\$ S30\$.

LAND DESCRIPTION																								
TOTAL OB/XF 3,500																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	22,000.00	22,000.00	22,000							