LOT 4 HAPPY VALLEY S/D.

443-109, 900-558, DC 1241-455, P

LAROSA SYLVIA J/LAROSA JAMES A
225 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2027

15-7S-17-09986-005

BUILDING CHARACTERISTICS

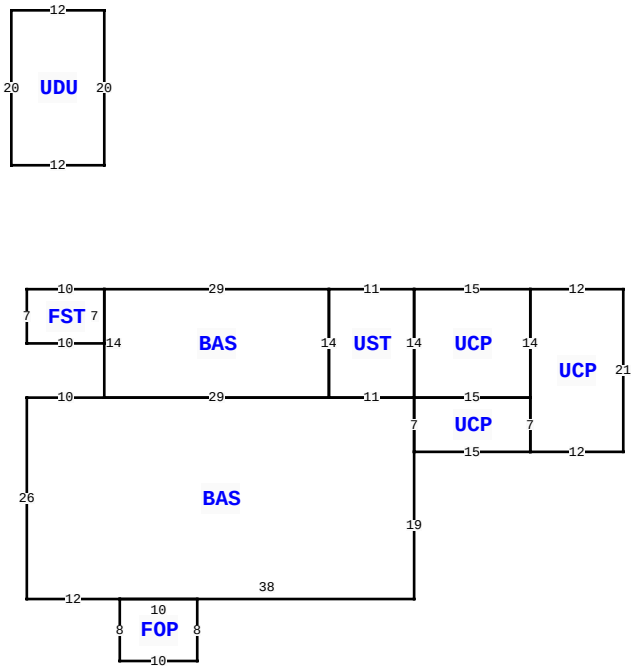
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	406	100		406	32,380
BAS	1,300	100		1,300	103,682
FOP	80	30		24	1,914
FST	70	55		38	3,031
UCP	105	20		21	1,675
UCP	210	20		42	3,349
UCP	252	20		50	3,988
UDU	240	55		132	10,527
UST	154	45		69	5,503
TOTALS	2,817			2,082	166,050

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	122.70	255,461	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1706 HX Base Yr 2025



225 SE HAPPY VALLEY GLN, HIGH SPRINGS

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	166,050
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	191,550
SOH/AGL Deduction	43,194
ASSESSED VALUE	148,356
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	46,945
TOTAL JUST VALUE	191,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,581

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

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	22,000.00	22,000.00	22,000							

REVIEW DATE 12/12/2017 BY BC Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS