

LOT 6 HAPPY VALLEY S/D.
380-189, 1224-379, DC 1224-381,

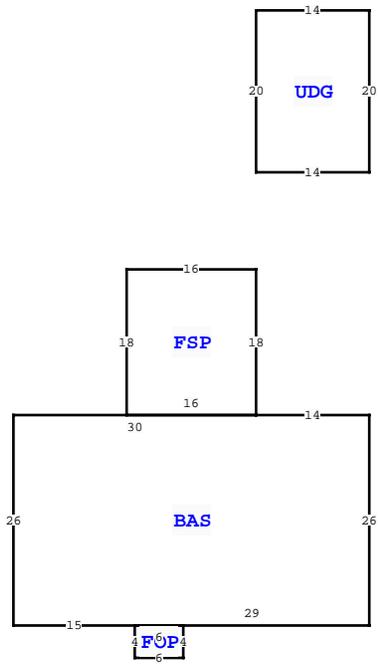
STEVENS ERIC
281 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-007
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
06	VINYL ASB 10				
01	NONE 100				
02	CONVECTION 100				
	Bedrooms 2 100				
	Bathrooms 1 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
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	1,144	100		1,144	80,956
FOP	24	30		7	495
FSP	288	40		115	8,138
UDG	280	55		154	10,898
TOTALS	1,736			1,420	100,487

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,420	95.5000	108.87	154,595	1982	1982	0	0	35.00	65.00
1 SINGLE FAM 100% - 2013 Heated Area: 1144 HX Base Yr 2013											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		100,487	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		122,987	
SOH/AGL Deduction		56,985	
ASSESSED VALUE		66,002	
TOTAL EXEMPTION VALUE		HX HB 41,002	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		122,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052351	Electrical Servic	0	02/17/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/2127	8/13/2012	WD Q	Q	I	01	66,500
GRANTOR: WILLIAM BRUCE SKEIE						
GRANTEE: ERIC STEVENS						
1229/1679	2/09/2012	PR U	U	I	11	100
GRANTOR: LINDA K SKEIE AS PR						
GRANTEE: WILLIAM BRUCE SKEIE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	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	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	300
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	200

BUILDING DIMENSIONS	
BAS= W14 FSP= N18 W16 S18 E16\$ W30 S26 E15 FOP= S4 E6 N4 W6\$ E29 N26\$ PTR=N30 UDG= N20 W14 S20 E14\$ S30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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							