

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

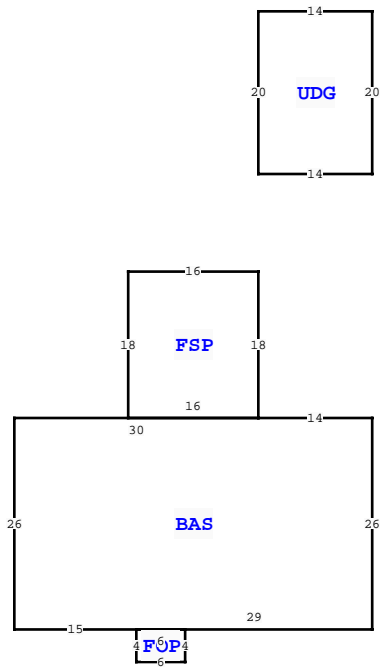
STEVENS ERIC
281 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

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	79,535
FOP	24	30		7	487
FSP	288	40		115	7,995
UDG	280	55		154	10,707
TOTALS	1,736			1,420	98,724

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	106.96	151,883	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			98,724
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			121,224
SOH/AGL Deduction			55,222
ASSESSED VALUE			66,002
TOTAL EXEMPTION VALUE	HX HB	41,002	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			121,224
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	I	01	66,500
GRANTOR: WILLIAM BRUCE SKEIE						
GRANTEE: ERIC STEVENS						
1229/1679	2/09/2012	PR	U	I	11	100
GRANTOR: LINDA K SKEIE AS PR						
GRANTEE: WILLIAM BRUCE SKEIE						

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	100	2005	2005	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
TOTALS																

281 SE HAPPY VALLEY GLN, HIGH SPRINGS

BUILDING NOTES											
BLD DATE											
LGL DATE											
XF DATE											
LAND DATE											
AG DATE											
05/08/2026 MLU											

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							