LOT 11 HAPPY VALLEY S/D. EX THE 11.

RODRIGUEZ JAVIER HERNANDEZ
449 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2027

15-7S-17-09986-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

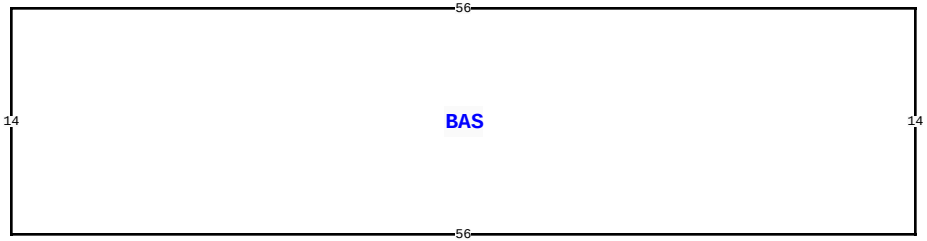
NEIGHBORHOOD/LOC 15717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	59,273
TOTALS	784			784	59,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	102.9000	95.70	75,029	2015	2015	0	0	0	21.00	79.00

3 MANUF 1 100% - 2013 Heated Area: 784 HX Base Yr 2013



449 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,273
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	13,200
TOTAL MARKET VALUE	80,173
SOH/AGL Deduction	36,378
ASSESSED VALUE	43,795
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	18,795
TOTAL JUST VALUE	80,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,810

SALE:2:1: HAPPY VALLEY S/D IMPROVEMENTS ON THIS

SALE:1:1: LOTS 10 & 11 HAPPY VALLEY S/D

BLDG:1:1: GREAT LAKES MH

XFOB:1:1: GRTLK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37197	M H	325	09/11/2018
12267	M H	125	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/2479	9/04/2012	QC	U	I	11	5,000
GRANTOR: MICHAEL A STINNETT						
GRANTEE: JAVIER HERNANDEZ RO						
1232/0644	3/27/2012	WD	U	I	11	100
GRANTOR: SALLY J GOODMAN						
GRANTEE: MICHAEL A STINNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	100		A-1	0.00	0.00	0.60	LT		1.00	1.00	1.00	22,000.00	22,000.00	13,200							

REVIEW DATE 11/07/2018 BY DF Total Acres: 0.61 Total Land Value: 13,200 Market: 0 Agricultural: 0 Common: 13,200 PRINTED 11/17/2026 BY SYS