LOT 10 HAPPY VALLEY S/D

780-1545, 793-1471, 899-195, 197

STINNETT MICHAEL/HERRERA ANA C
419 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2027

15-7S-17-09986-012

BUILDING CHARACTERISTICS

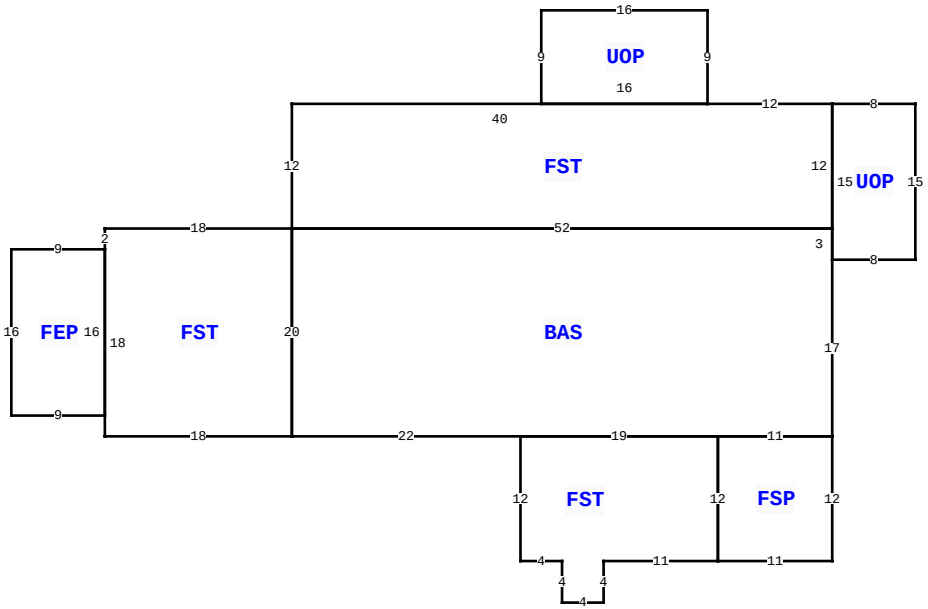
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,040	100		1,040	62,188
FEP	144	85		122	7,295
FSP	132	40		53	3,169
FST	244	55		134	8,012
FST	360	55		198	11,840
FST	624	55		343	20,510
UOP	120	25		30	1,794
UOP	144	25		36	2,153
TOTALS	2,808			1,956	116,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,956	116.9000	108.72	212,656	1981	1981	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1040 HX Base Yr 2014



419 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,961
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	150,161
SOH/AGL Deduction	87,192
ASSESSED VALUE	62,969
TOTAL EXEMPTION VALUE	HX HB 37,969
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	150,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,420

SALE:4:1: HAPPY VALLEY S/D IMPROVEMENTS ON THIS

SALE:3:1: LOTS 10 & 11 HAPPY VALLEY S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0177	10/02/2013	WD	U	I	30	100
GRANTOR: MICHAEL A STINNETT AK						
GRANTEE: MICHAEL A STINNETT						
1129/0575	6/29/2007	QC	Q	I	01	100
GRANTOR: HERRERA						
GRANTEE: STINNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N17 UOP= E8 N15 W8 S15$ N3 FST= N12 W12 UOP= N9 W16 S9 E16$ W40 S12 E52$ W52 FST= W18 S2 FEP= W9 S16 E9 N16$ S18 E18 N20$ S20 E22 FST= S12 E4 S4 E4 N4 E11 N12 W19$ E19 FSP= S12 E11 N12 W11$ E11$.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE BY Total Acres: 1.02 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS