LOT 13 HAPPY VALLEY S/D.

523-440, 732-369, LE 1170-1367,

WATERMAN RAYMOND H REVOCABLE TRUST DATED 12/15/201
489 S PRESTON ST
CORTLAND, IL 60112

2027

15-7S-17-09986-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		2 100
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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

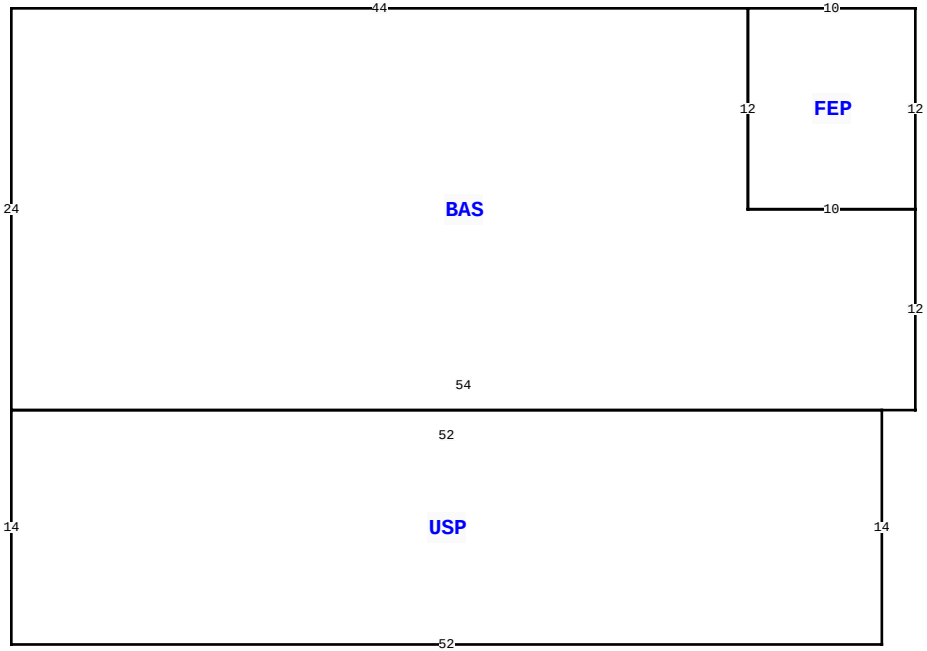
NEIGHBORHOOD/LOC 15717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	29,188
FEP	120	85		102	2,532
USP	728	35		255	6,329
TOTALS	2,024			1,533	38,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,533	103.4100	62.05	95,123	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1176 HX Base Yr



487 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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,049
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	69,449
SOH/AGL Deduction	2,483
ASSESSED VALUE	66,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,966
TOTAL JUST VALUE	69,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,449

XFOB:1:1: 1991 HOMES OF MERIT

SALE:1:1: CULVERT & OTHER INCLUDED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050957	Electrical Servic	0	10/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/1995	2/14/2014	WD	Q	I	01	35,000
GRANTOR: MICHAEL A STINNETT &						
GRANTEE: WATERMAN RAYMOND H						
1265/0177	10/02/2013	WD	U	I	11	100
GRANTOR: MICHAEL A STINNETT						
GRANTEE: MICHAEL A STINNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 USP= S14 E52 N14 W52$ E54 N12 FEP= N12 W10 S12 E10$ W10 N12$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0		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 10/14/2024 BY tommy Total Acres: 1.02 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS