LOT 15 HAPPY VALLEY S/D.

417-627, 818-1936, 837-1762, 938

HIGGINBOTHAM FRANZISKA
549 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2027

15-7S-17-09986-017

BUILDING CHARACTERISTICS

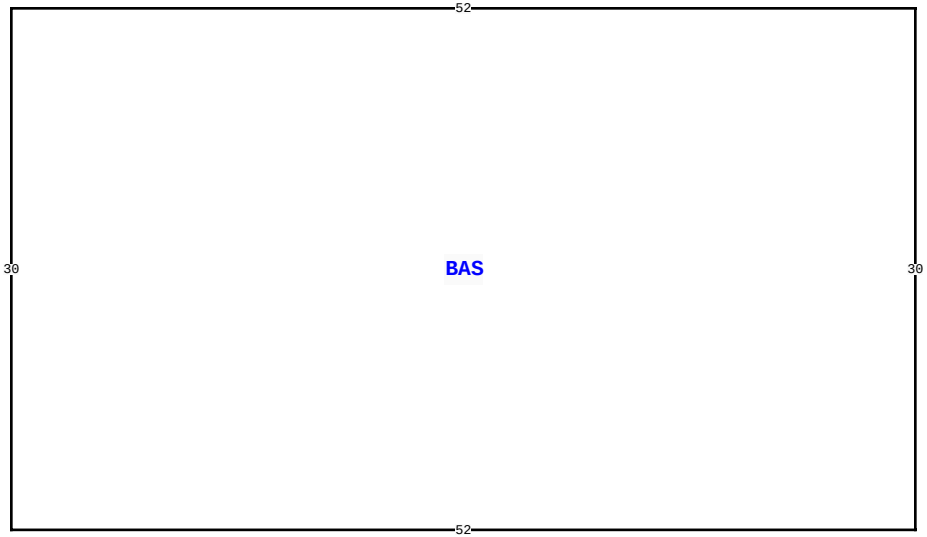
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,560	100		1,560	94,080
TOTALS	1,560			1,560	94,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	117.9000	109.65	171,054	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2006 Heated Area: 1560 HX Base Yr 2006



549 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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,080
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		123,580
SOH/AGL Deduction		58,147
ASSESSED VALUE		65,433
TOTAL EXEMPTION VALUE	HX HB	40,433
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23299	M H	250	06/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1045	6/21/2022	LE	U	I	14	100
GRANTOR: HIGGINBOTHAM FRANZISK						
GRANTEE: HIGGINBOTHAM LUCAS						
1370/2627	10/12/2018	LE	U	I	14	100
GRANTOR: FRANZISKA HIGGINBOTHA						
GRANTEE: KENNETH A CHARLESWO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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 06/23/2020 BY KR Total Acres: 1.02 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS