LOT 23 HAPPY VALLEY S/D.

835-1672, 917-419,

REED JOHN W/REED DEBORAH A
420 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643-9331

2026

15-7S-17-09986-024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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

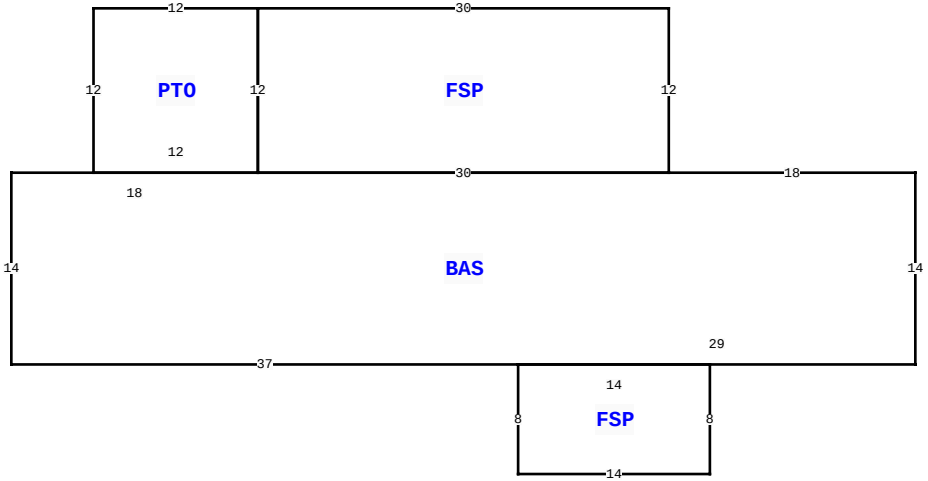
NEIGHBORHOOD/LOC 15717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	26,367
FSP	112	40		45	1,284
FSP	360	40		144	4,109
PTO	144	5		7	200
TOTALS	1,540			1,120	31,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	118.9000	71.34	79,901	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 924 HX Base Yr 2001



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 MLU
INC DATE | AG DATE

420 SE HAPPY VALLEY GLN, HIGH SPRINGS

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	0296	SHED METAL	0	100	24	28	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
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		31,960
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		63,960
SOH/AGL Deduction		28,756
ASSESSED VALUE		35,204
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		5,204
TOTAL JUST VALUE		63,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,960

SALE:2:1: 1993 MH INCL-ORB 917-419

XFOB:2:1: DOR 1998

SALE:1:1: 1.03 AC W/ 1993 SW MH

XFOB:1:1: PLAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0917/0419	12/15/2000	WD	Q	I		33,400
GRANTOR: GILLESPIE'S						
GRANTEE: JOHN W & DEBORAH RE						
0835/1672	3/03/1997	WD	Q	I		38,000
GRANTOR: WAKEFIELD						
GRANTEE: GILLESPIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W30 S12 E30$ W30 PTO= N12 W12 S12 E12$ W18 S14 E37 FSP= S8E14 N8 W14$ E29 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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 12/12/2017 BY BC Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/23/2026 BY SYS