



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,560	100	
UOP	144	25	
TOTALS	1,704		
TOTALS		1,596	97,664

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2008								
Heated Area: 1560					HX Base Yr 2008							
320 SE HAPPY VALLEY GLN, HIGH SPRINGS												
BLD DATE		LGL DATE		05/08/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			97,664
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			130,664
SOH/AGL Deduction			70,156
ASSESSED VALUE			60,508
TOTAL EXEMPTION VALUE	HX HB		35,508
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			130,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20645	M H	125	04/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/1259	10/22/2007	WD	Q	I		109,000
GRANTOR: JUSTIN L LENTZ						
GRANTEE: RUTH HOLLAND						
1031/0718	11/16/2004	WD	Q	I		78,400
GRANTOR: WAKEFIELD						
GRANTEE: JUSTIN L LENTZ						

EXTRA FEATURES																
L N	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	0	1.00	UT 1,200.00	100	2003	2003	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	100	2017	2017	3	100	1,500	
5	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF													11,000				
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LAND DESCRIPTION													TOTAL OB/XF 11,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								