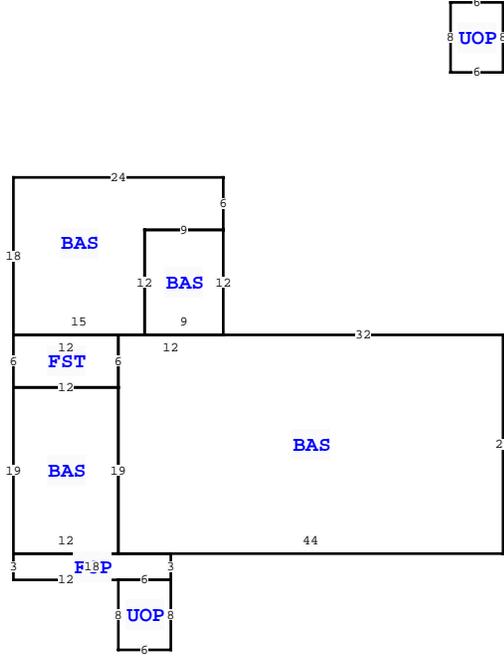


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,836	104.8600	119.54	219,475	1977	1995	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2005 Heated Area: 1760 HX Base Yr 2005														



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	108	100		108	8,392
BAS	228	100		228	17,716
BAS	324	100		324	25,175
BAS	1,100	100		1,100	85,471
FOP	54	30		16	1,243
FST	72	55		40	3,108
UOP	48	20		10	777
UOP	48	20		10	777
TOTALS	1,982			1,836	142,659

308 SE HAPPY VALLEY GLN, HIGH SPRINGS

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

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	0210	GARAGE U	0	100	24	24		576.00	UT	18.00		0	3	100	10,368
2	0190	FPLC PF	0	100	0	0		1.00	UT	1,200.00		3	100	1,200	

TOTAL OB/XF 11,568

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				142,659
TOTAL MARKET OB/XF VALUE				11,568
TOTAL LAND VALUE - MARKET				22,000
TOTAL MARKET VALUE				176,227
SOH/AGL Deduction				57,019
ASSESSED VALUE				119,208
TOTAL EXEMPTION VALUE	HX HB VX			56,411
BASE TAXABLE VALUE				62,797
TOTAL JUST VALUE				176,227
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				167,721

SALE:2:1: LOT 26 HAPPY VALLEY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054735	Remodel	15,139	12/30/2025
25828	ADDN SFR	170	05/21/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1020/2361	7/07/2004	WD	Q	I		89,000
GRANTOR: CHARLES A & JUDITH L						
GRANTEE: DAVID T & LISA M MI						
0922/1394	3/08/2001	WD	Q	I		75,928
GRANTOR: DAVID & DEBRA SCOTT						
GRANTEE: CHARLES & JUDITH BA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W32 BAS= N12 BAS= N6 W24 S18 E15 N12 E9\$ W9 S12E9\$W12
FST= W12 S6 E12 N6\$ S6 BAS= W12 S19 FOP= S3 E12 UOP= S8 E6 N8
W6\$ E6 N3 W18\$ E12 N19\$ S19 E44 N25\$ PTR= N30 UOP= N8 W6 S8
E6\$ S30\$.