LOT 26 HAPPY VALLEY S/D.

388-451, 645-130, 847-2479, 861-

MILLER DAVID/MILLER LISA M
308 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

**2026**

**15-7S-17-09986-027**

## BUILDING CHARACTERISTICS

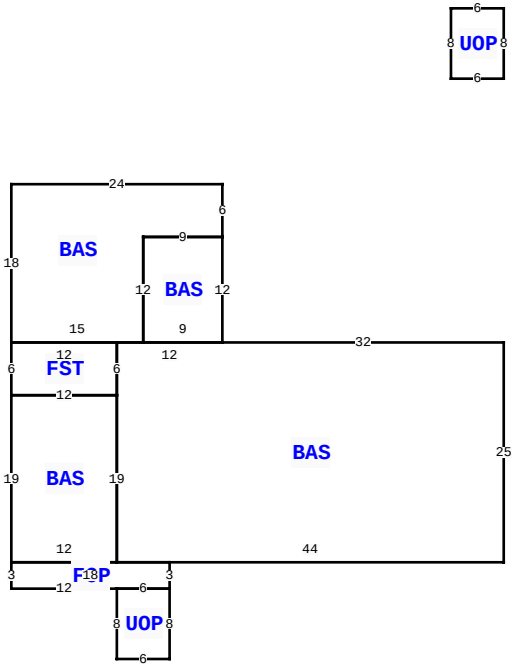
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 8,245 |
| BAS | 228 | 100 | | 228 | 17,404 |
| BAS | 324 | 100 | | 324 | 24,733 |
| BAS | 1,100 | 100 | | 1,100 | 83,970 |
| FOP | 54 | 30 | | 16 | 1,221 |
| FST | 72 | 55 | | 40 | 3,054 |
| UOP | 48 | 20 | | 10 | 763 |
| UOP | 48 | 20 | | 10 | 763 |
| TOTALS | 1,982 | | | 1,836 | 140,153 |

## 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 | 117.44 | 215,620 | 1977 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 1760 HX Base Yr 2005




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

308 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 | 0210 | GARAGE U | 0 | 100 | 24 | 24 | 576.00 | UT | 18.00 | 18.00 | 100 | 0 | 0 | 3 | 100 | 10,368 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 140,153 |
| TOTAL MARKET OB/XF VALUE | | 11,568 |
| TOTAL LAND VALUE - MARKET | | 22,000 |
| TOTAL MARKET VALUE | | 173,721 |
| SOH/AGL Deduction | | 54,513 |
| ASSESSED VALUE | | 119,208 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 62,797 |
| TOTAL JUST VALUE | | 173,721 |
| 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$.

## LAND DESCRIPTION

TOTAL OB/XF 11,568

| 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 | 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 | | | | | | | |

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