LOT 30 HAPPY VALLEY S/D.

662-218, 721-840, 746-1769, 807-

RUBY DIANA L/BOURLAND SUSAN
486 W SHINGLE LAKE DR
LAKE, MI 48632

2027

15-7S-17-09986-031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

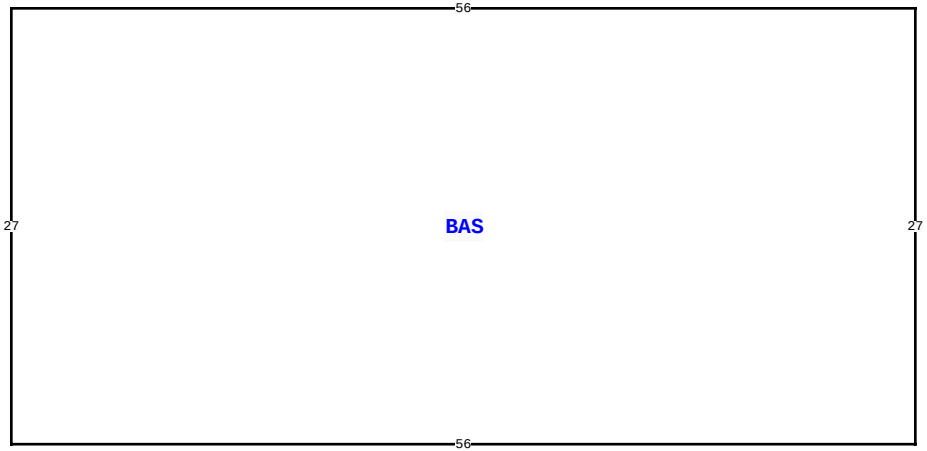
NEIGHBORHOOD/LOC 15717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,695
TOTALS	1,512			1,512	41,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	114.9000	68.94	104,237	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1512 HX Base Yr



174 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	0021	BARN,FR AE	0	0	26	28	728.00	UT	13.00	13.00	100	0	0	3	100	9,464	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,695
TOTAL MARKET OB/XF VALUE	17,964
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	81,659
SOH/AGL Deduction	0
ASSESSED VALUE	81,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,659
TOTAL JUST VALUE	81,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,659

SALE:3:1: DOUBLE WIDE M H ON LOT W/ TAGS PER STEVE

SALE:2:1: SCHORR DEEDED TO PARTIN - NOW BACK TO SH

BLDG:1:1: PEACHTREE

XFOB:1:1: PEACH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055443	Roof Replacement	10,689	04/09/2026
17099	M H	125	06/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1113	2/29/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: RUBY DIANA L						
1142/0171	1/23/2008	QC	Q	I	01	100
GRANTOR: JEAN A HOWARD						
GRANTEE: GERALD R CASE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,964

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	0		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 11/17/2026 BY SYS