LOT 31 HAPPY VALLEY S/D.
835-301, FJ 1132-2344

MCINTOSH RICHARD F/MCINTOSH CARLA J
142 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-032

BUILDING CHARACTERISTICS

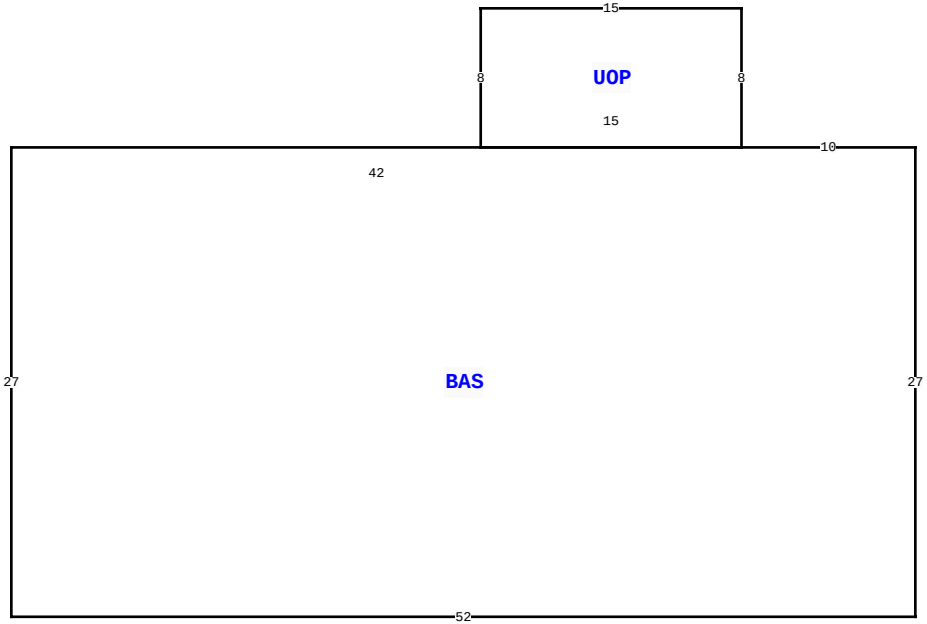
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	37,369
UOP	120	25		30	798
TOTALS	1,524			1,434	38,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,434	110.9000	66.54	95,418	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 50% - 1998 Heated Area: 1404 HX Base Yr 1998



142 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	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,167
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		69,167
SOH/AGL Deduction		22,216
ASSESSED VALUE		46,951
TOTAL EXEMPTION VALUE	HA HAB	16,790
BASE TAXABLE VALUE		30,161
TOTAL JUST VALUE		69,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,167

XFOB:1:1: GREENWOOD/FLEETWOOD MH

SALE:1:1: (2) 1989 14 X 56 MH'S INCL, ONE MH ASSES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/0301	2/03/1997	CD	U	I	13	45,000

GRANTOR: LACROIX

GRANTEE: MCINTOSH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N8 W15 S8 E15$W42 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0102	C	SFR/MH	50		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 06/22/2026 BY SYS