

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 7/2/2026

Parcel: 15-7S-17-09986-018 (37203)

Owner & Property Info

Result: 2 of 2

|              |                                                                                         |              |          |
|--------------|-----------------------------------------------------------------------------------------|--------------|----------|
| Owner        | BROTHERTON SUSAN L<br>17493 NW 238TH TER<br>HIGH SPRINGS, FL 32643                      |              |          |
| Site         | 554 SE HAPPY VALLEY GLN, HIGH SPRINGS                                                   |              |          |
| Description* | LOT 18 HAPPY VALLEY S/D. 827-1646, WD 1194-170, DC 1325-271, DC 1468-2586, PB 1472-2003 |              |          |
| Area         | 1.04 AC                                                                                 | S/T/R        | 15-7S-17 |
| Use Code**   | MOBILE HOME (0200)                                                                      | Tax District | 3        |

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| 2025 Certified Values |                                                      | 2026 Working Values |                                                      |
|-----------------------|------------------------------------------------------|---------------------|------------------------------------------------------|
| Mkt Land              | \$16,000                                             | Mkt Land            | \$22,000                                             |
| Ag Land               | \$0                                                  | Ag Land             | \$0                                                  |
| Building              | \$134,266                                            | Building            | \$134,266                                            |
| XFOB                  | \$10,300                                             | XFOB                | \$10,300                                             |
| Just                  | \$160,566                                            | Just                | \$166,566                                            |
| Class                 | \$0                                                  | Class               | \$0                                                  |
| Appraised             | \$160,566                                            | Appraised           | \$166,566                                            |
| SOH/10% Cap           | \$0                                                  | SOH/10% Cap         | \$0                                                  |
| Assessed              | \$160,566                                            | Assessed            | \$166,566                                            |
| Exempt                | \$0                                                  | Exempt              | \$0                                                  |
| Total Taxable         | county:\$160,566 city:\$0 other:\$0 school:\$160,566 | Total Taxable       | county:\$166,566 city:\$0 other:\$0 school:\$166,566 |

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

| Sale Date | Sale Price | Book/Page   | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 8/5/2022  | \$0        | 1472 / 2003 | PB   | I   | U                     | 18    |
| 11/1/2016 | \$91,300   | 1325 / 271  | WD   | I   | Q                     | 01    |
| 5/6/2010  | \$24,000   | 1194 / 170  | WD   | V   | Q                     | 03    |
| 8/30/1996 | \$0        | 827 / 1646  | WD   | V   | Q                     | 03    |

Building Characteristics

| Bldg Sketch | Description*   | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|----------------|----------|---------|-----------|------------|
| Sketch      | MANUF 1 (0201) | 2006     | 2280    | 2280      | \$134,266  |

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

| Code | Desc       | Year Blt | Value      | Units  | Dims    |
|------|------------|----------|------------|--------|---------|
| 0264 | PRCH,FSP   | 2016     | \$2,800.00 | 280.00 | 20 x 14 |
| 0296 | SHED METAL | 2016     | \$500.00   | 1.00   | 0 x 0   |
| 9945 | Well/Sept  |          | \$7,000.00 | 1.00   | 0 x 0   |

Land Breakdown

| Code | Desc         | Units               | Adjustments             | Eff Rate     | Land Value |
|------|--------------|---------------------|-------------------------|--------------|------------|
| 0200 | MBL HM (MKT) | 1.000 LT (1.040 AC) | 1.0000/1.0000 1.0000/ / | \$22,000 /LT | \$22,000   |

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GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

