COMM SW COR OF NW1/4 OF SW1/4, R
POB, CONT E 291.54 FT, N 361.55
S 361.55 FT TO POB.

KARNES KEVIN P
1231 SE OLD BELLAMY RD
HIGH SPRINGS, FL 32643

2026

02-7S-17-09871-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

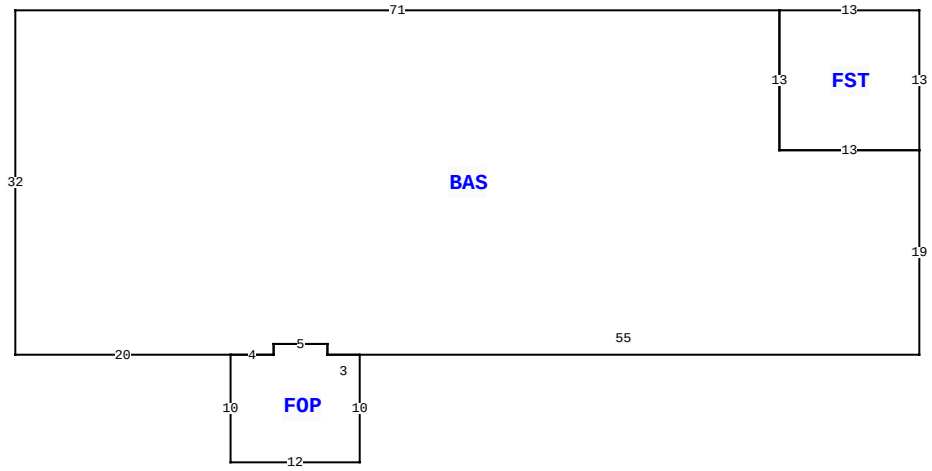
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100		2,514	195,896
FOP	125	30		38	2,961
FST	169	55		93	7,247
TOTALS	2,808			2,645	206,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	107.0400	119.88	317,083	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2514 HX Base Yr



1231 SE OLD BELLAMY RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,104
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		30,492
TOTAL MARKET VALUE		238,296
SOH/AGL Deduction		120,090
ASSESSED VALUE		118,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,484
TOTAL JUST VALUE		238,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/481	6/05/2025	WD	Q	I	01	275,000
GRANTOR: BUTLER ROSSEVELT						
GRANTEE: KARNES KEVIN P						
1542/479	6/05/2025	QC	U	I	11	100
GRANTOR: BUTLER LAURA MAE						
GRANTEE: KARNES KEVIN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S32 E20 FOP= S10 E12 N10 W3 N1 W5 S1 W4$ E4 N1 E5 S1 E55 N19 FST= N13 W13 S13 E13$ W13 N13$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	2.42	AC		1.00	1.00	0.90	14,000.00	12,600.00	30,492							

REVIEW DATE 11/01/2017 BY DF Total Acres: 2.42 Total Land Value: 30,492 Market: 0 Agricultural: 0 Common: 30,492 PRINTED 11/18/2025 BY SYS