COMM SW COR OF SEC, RUN E 100 FT
441, N 2120.58 FT TO C/L OF OLD
SE 1422.35 FT FOR POB, CONT SE 5

BELL WILLIAM G
2610 S WOODBINE AVE
HOMOSASSA, FL 34448-2273

2026

03-7S-17-09879-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

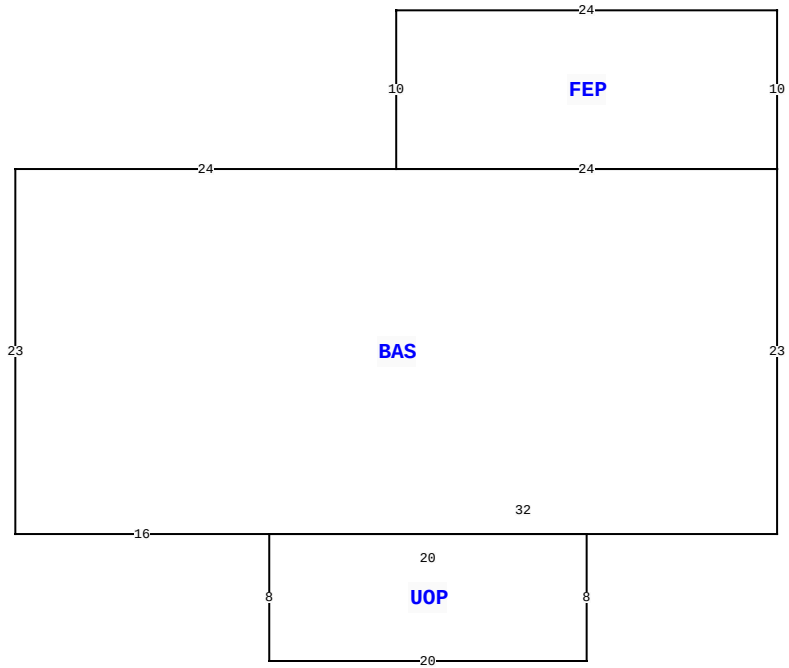
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	57,022
FEP	240	85		204	10,537
UOP	160	25		40	2,066
TOTALS	1,504			1,348	69,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,348	99.9000	93.91	126,591	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1104 HX Base Yr



462 SE OLD BELLAMY RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,625
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	128,625
SOH/AGL Deduction	18,633
ASSESSED VALUE	109,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,992
TOTAL JUST VALUE	128,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,625

SALE:5:2: 1994 DWMH TITLE#65677736 & 65677738
SALE:5:1: THIS DEED RE-RECORDED TO INCLUDED MH
SALE:2:1: 5.01 ACRES
XFOB:1:1: 1994 HOME MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053244	Roof Replacement	7,450	05/27/2025
7406	M H	60	07/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1036/2232	12/03/2004	WD	Q	I	01	100
GRANTOR: MICKLER						
GRANTEE: WILLIAM G BELL						
1033/0905	12/03/2004	WD	Q	I		78,500
GRANTOR: MICKLER						
GRANTEE: WILLIAM G BELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S23 E16 UOP= S8 E20N8 W20$ E32 N23 FEP= N10 W24 S10 E24$ W24$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 07/28/2025 BY chuck Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS