

CROFT JEAN S
857 SW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

04-7S-17-09888-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall	17	MSNRY STUC 100								0100	01	2,727	107.1360	119.99	327,213	1992	1992	0	0	0	33.00	67.00									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0 Heated Area: 2522 HX Base Yr																					
Roof Cover	12	MODULAR MT 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 80																													
Interior Floo	08	SHT VINYL 20																													
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		5000	IMPROVED AG																												
MAP NUM			MKT AREA																					02							
NEIGHBORHOOD/LOC		4717.00	1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,522	100		2,522	202,752																										
FCP	768	25		192	15,435																										
FOP	42	30		13	1,045																										
TOTALS	3,332			2,727	219,233																										
EXTRA FEATURES					857 SW OLD BELLAMY RD, HIGH SPRINGS																										
L N	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	0210	GARAGE U	0	100	36	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,500															
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300															
3	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500															
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200															
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200															
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300															
7	0252	LEAN-TO W/	0	100	12	36	432.00	UT	1.50	1.50	100	2017	2017	3	100	648															
8	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2017	2017	3	100	1,260															
9	0252	LEAN-TO W/	0	100	12	30	360.00	UT	1.50	1.50	100	2017	2017	3	100	540															
LAND DESCRIPTION										TOTAL OB/XF										5,448											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500														
2	4900	C	STRG/BARN	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500														
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	40.25	AC		1.00	1.00	1.00	281.00	281.00	11,310														
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.25	AC		1.00	1.00	1.00	3,500.00	3,500.00	140,875														
REVIEW DATE	11/06/2017	BY	BC	Total Acres: 42.25			Total Land Value: 18,310			Market: 140,875			Agricultural: 11,310			Common: 7,000			PRINTED 10/13/2025 BY SYS												