

THE E 275.50 FT OF SE1/4 OF NW1/
OLD BELLAMY RD.

PHILLIPS KAITLYN D
632 SW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

2026

04-7S-17-09888-010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	19	COMMON BRK 100	0100	01	1,390	110.0000	123.20	171,248	1989	1989	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2023													Heated Area: 1378 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															VALUATION BY												
Interior Wall	05	DRYWALL 100															STANDARD												
Interior Floo	08	SHT VINYL 50															Tax Group: 3												
Interior Floo	14	CARPET 50															Tax Dist:												
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												
Bedrooms	1	1. 100															TOTAL LAND VALUE - MARKET												
Bathrooms	1	1. 100															TOTAL MARKET VALUE												
Frame	01	NONE 100															SOH/AGL Deduction												
Stories	1.1	1. 100															ASSESSED VALUE												
Architectual	05	CONV 100	TOTAL EXEMPTION VALUE																										
Units	0	0 100	BASE TAXABLE VALUE																										
Condition Adj	03	03 100	TOTAL JUST VALUE																										
Kitchen Adjus	01	01 100	NCON VALUE																										
Quality			05	05	INCOME VALUE																								
DOR CODE			0100	PREVIOUS YEAR MKT VALUE																									
MAP NUM																													
NEIGHBORHOOD/LOC			4717.00	1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	276	100		276	22,102																								
BAS	1,102	100		1,102	88,248																								
FOP	40	30		12	961																								
TOTALS	1,418			1,390	111,311																								
EXTRA FEATURES						632 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200													
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300													
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100													
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000													
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400													
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100													
TOTAL OB/XF 3,100																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,160												
REVIEW DATE 11/06/2017 BY BC Total Acres: 1.94 Total Land Value: 27,160 Market: 0 Agricultural: 0 Common: 27,160 PRINTED 10/14/2025 BY SYS																													