COMM SW COR OF NW1/4, RUN E 680.
CONT E 222.28 FT, N 646.69 FT TO
BELLAMY RD, W ALONG R/W 222.51 F

BALDWIN PEGGY CATO
828 SW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

2026

04-7S-17-09888-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

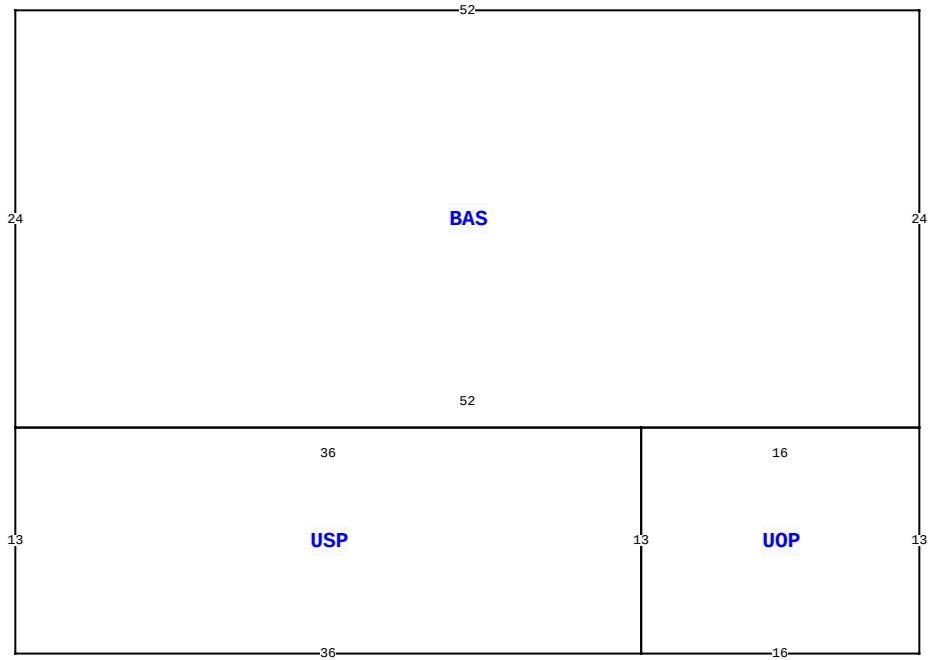
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,248	100		1,248	31,245
UOP	208	25		52	1,302
USP	468	35		164	4,106
TOTALS	1,924			1,464	36,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	104.3100	62.59	91,632	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1248 HX Base Yr 2003



828 SW 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		36,653
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		32,700
TOTAL MARKET VALUE		78,103
SOH/AGL Deduction		36,575
ASSESSED VALUE		41,528
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,528
TOTAL JUST VALUE		78,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044913	Electrical Servic	0	07/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0967/2159	11/19/2002	WD	Q	V	06	24,000

GRANTOR: HAROLD & ETHEL CATO
GRANTEE: PEGGY CATO BALDWIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 USP= S13 E36 UOP= E16 N13 W16 S13$ N13 W36$ E52 N24$.

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	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	100		A-1	0.00	0.00	3.27	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,700							

REVIEW DATE 09/15/2022 BY JB Total Acres: 3.27 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 10/14/2025 BY SYS