THE E 200 FT OF THE FOLLOWING PA
645 FT: COMM SE COR OF NE1/4, RU
FOR POB, CONT W 411.63 FT TO E R

FLORIDA HOLDINGS TRUST
P O BOX 88
LAKE CITY, FL 32056

2026

05-7S-17-09898-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
Quality	05	05

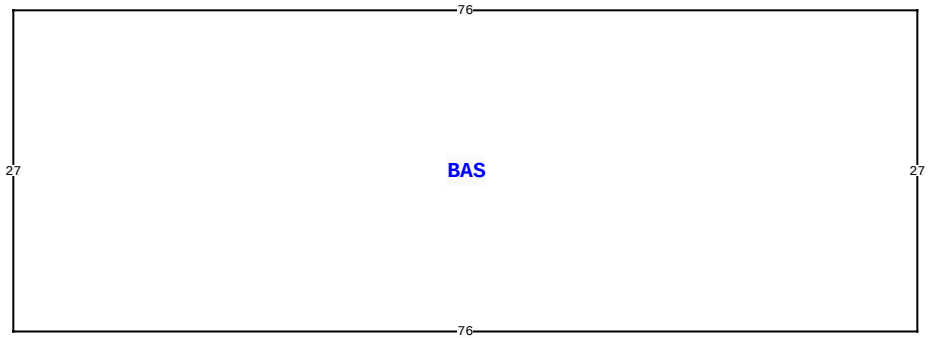
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 5717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	75,726
TOTALS	2,052			2,052	75,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	113.9000	68.34	140,234	2007	2007	0	0	0	46.00	54.00

1 MOBILE HME 0% - 2022 Heated Area: 2052 HX Base Yr



1348 SW 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	75,726
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	15,400
TOTAL MARKET VALUE	99,326
SOH/AGL Deduction	0
ASSESSED VALUE	99,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,326
TOTAL JUST VALUE	99,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26174	M H	320	08/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/1245	3/26/2021	QC	U	I	11	100
GRANTOR: REID CYNTHIA ANN						
GRANTEE: FLORIDA HOLDINGS TR						
1288/1499	1/28/2015	WD	U	I	12	33,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CYNTHIA ANN REID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	1.10	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,400							

REVIEW DATE 11/08/2017 BY BC Total Acres: 1.10 Total Land Value: 15,400 Market: 0 Agricultural: 0 Common: 15,400 PRINTED 11/18/2025 BY SYS