

PART OF LOT 31 BICENTENNIAL ACRE
AS: COMM NE COR OF LOT 31, RUN S
POB, CONT S 229.25 FT, SW 229.25

BISHOP GEORGE AUSTIN BLAIS
252 RIVERVIEW CIR
HIGH SPRINGS, FL 32643

2026

11-7S-17-09983-037



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																							
																		VALUATION BY																							
																		Tax Group: 3												STANDARD											
																		Tax Dist:																							
																		BUILDING MARKET VALUE												0											
																		TOTAL MARKET OB/XF VALUE												7,500											
																		TOTAL LAND VALUE - MARKET												14,000											
																		TOTAL MARKET VALUE												21,500											
																		SOH/AGL Deduction												0											
																		ASSESSED VALUE												21,500											
																		TOTAL EXEMPTION VALUE												0											
DOR CODE						0700						MISC IMPROVED																													
MAP NUM												MKT AREA						02																							
NEIGHBORHOOD/LOC						11717.010						1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
																		PERMIT NUM																							
																		DESCRIPTION																							
																		AMT																							
																		ISSUED																							
SALES DATA																																									
OFF RECORD Number				DATE				TYPE INST		Q / U		V / I		RSN CD		SALE PRICE																									
1545/624				7/21/2025				TD		U		I		18		17,500																									
GRANTOR: VAN AUKEN PETER R																																									
GRANTEE: BISHOP GEORGE AUSTI																																									
1223/0340				10/14/2011				QC		U		I		11		100																									
GRANTOR: PETER R VAN AUKEN																																									
GRANTEE: PETER R VAN AUKEN &																																									
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
TOTALS																																									
EXTRA FEATURES						1656 SE OLD BELLAMY RD, HIGH SPRINGS												04/07/2025 MLU																							
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																									
2	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	0700	C	MISC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000																								
REVIEW DATE 12/06/2017 BY DF																																									
Total Acres: 1.00																																									
Total Land Value: 14,000																																									
Market: 0																																									
Agricultural: 0																																									
Common: 14,000																																									
PRINTED 10/09/2025 BY SYS																																									