SE1/4 OF SW1/4, EX THE E 183 FT RD R/W.

BELLAMY TERESA L/COLWELL KEVIN R
647 NW NOVA LN
WHITE SPRINGS, FL 32096

2026

13-2S-15-00048-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

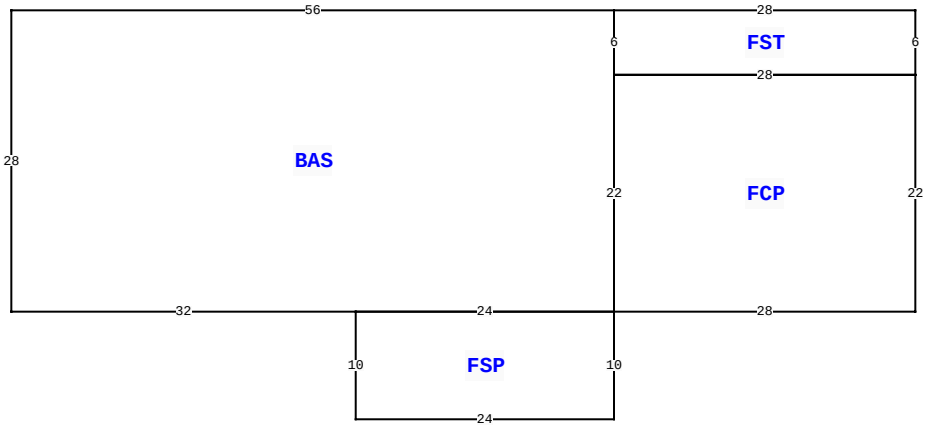
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	126,727
FCP	616	25		154	12,446
FSP	240	40		96	7,759
FST	168	55		92	7,435
TOTALS	2,592			1,910	154,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	111.0165	124.34	237,489	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1568 HX Base Yr 2025



647 NW NOVA LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,843
TOTAL MARKET OB/XF VALUE		23,912
TOTAL LAND VALUE - MARKET		96,180
TOTAL MARKET VALUE		306,935
SOH/AGL Deduction		0
ASSESSED VALUE		306,935
TOTAL EXEMPTION VALUE	HA HAB	49,884
BASE TAXABLE VALUE		257,051
TOTAL JUST VALUE		306,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050685	Electrical Servic	0	08/28/2024
000042396	Roof Replacement	4,500	07/26/2021
19346	M H	125	03/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/2567	4/22/2022	WD	Q	I	01	300,000
GRANTOR: SIMONS STELLA L						
GRANTEE: BELLAMY TERESA L						
0884/1764	7/19/1999	WD	Q	I		110,000
GRANTOR: TEAGUE						
GRANTEE: SIMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S28 E32 E24 N22 E28 W28 N6 $
FCP=[ORIG=0,28] E28 N22 W28 S22 $
FSP=[ORIG=-24,28] S10 E24 N10 W24 $
FST=[ORIG=28,6] N6 W28 S6 E28 $
.

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	0021	BARN,FR AE	0	50	12	20	1.00	UT	0.00	0.00	100	1977	1977	3	100	500	
2	0280	POOL R/CON	0	50	17	37	629.00	UT	70.00	70.00	100	1977	1977	3	40	17,612	
3	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	9947	Septic	0	50	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
7	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 23,912

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	0100	C	SFR	50		A-1	0.00	0.00	33.35	AC		1.00	1.00	0.80	3,500.00	2,800.00	93,380							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	0.80	3,500.00	2,800.00	2,800							

REVIEW DATE 09/13/2024 BY tommy Total Acres: 34.35 Total Land Value: 96,180 Market: 0 Agricultural: 0 Common: 96,180 PRINTED 10/13/2025 BY SYS

SE1/4 OF SW1/4, EX THE E 183 FT RD R/W.

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WHITE SPRINGS, FL 32096

2026

13-2S-15-00048-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

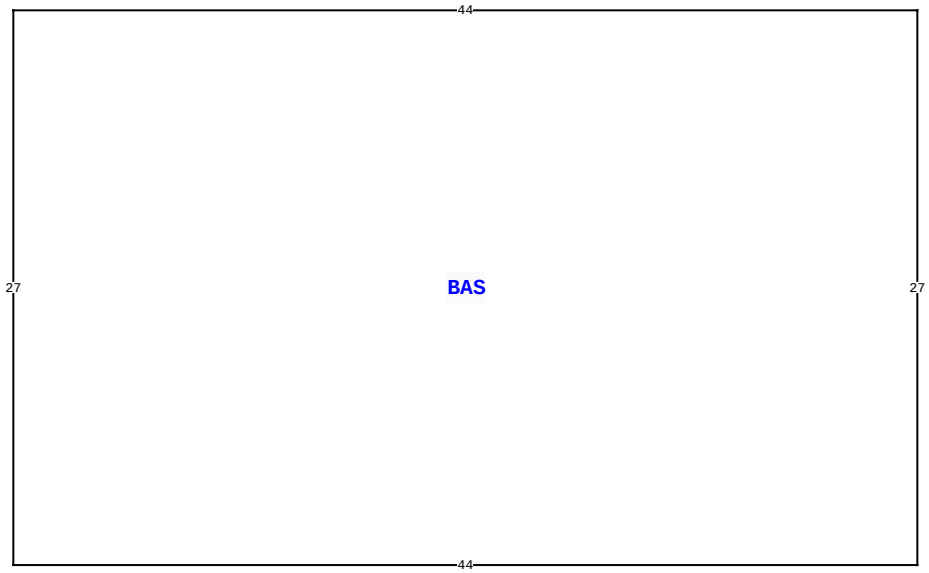
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	32,475
TOTALS	1,188			1,188	32,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	113.9000	68.34	81,188	2002	2002	0	0	0	60.00	40.00

2 MOBILE HME 50% - 2025 Heated Area: 1188 HX Base Yr 2025



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0884/1764	7/19/1999	WD	Q	I		110,000
GRANTOR: TEAGUE						
GRANTEE: SIMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/13/2024 BY tommy Total Acres: 34.35 Total Land Value: 96,180 Market: 0 Agricultural: 0 Common: 96,180 PRINTED 10/13/2025 BY SYS