COMM NW COR LOT 9 BELLAMY ESTATE
FT FOR POB, CONT N 726.70 FT, E
R/W LINE OF OLD ICHETUCKNEE RD,

MOODY CLAYTON E
789 RIOJA DR
MINNEOLA, FL 34715

2026

01-6S-15-00498-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

546 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	105,240
TOTAL MARKET VALUE	112,840
SOH/AGL Deduction	32,687
ASSESSED VALUE	80,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,153
TOTAL JUST VALUE	112,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/849	4/15/2021	WD	U	I	11	100
GRANTOR: KEY ALTON E						
GRANTEE: MOODY CLAYTON E						
0881/1428	1/12/1999	QC	U	V		100
GRANTOR: BENJAMIN H & MARILYN						
GRANTEE: ALTON E & GLENDA J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	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 7,600

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	9901	C	AC/XFOB	0			0.00	0.00	8.77	AC		1.00	1.00	1.00	12,000.00	12,000.00	105,240							

REVIEW DATE 08/04/2016 BY DF Total Acres: 8.77 Total Land Value: 105,240 Market: 0 Agricultural: 0 Common: 105,240 PRINTED 05/08/2026 BY SYS