

COMM SW COR OF NW1/4 OF SW1/4, R
 POB, CONT E 291.54 FT, N 361.55
 S 361.55 FT TO POB.

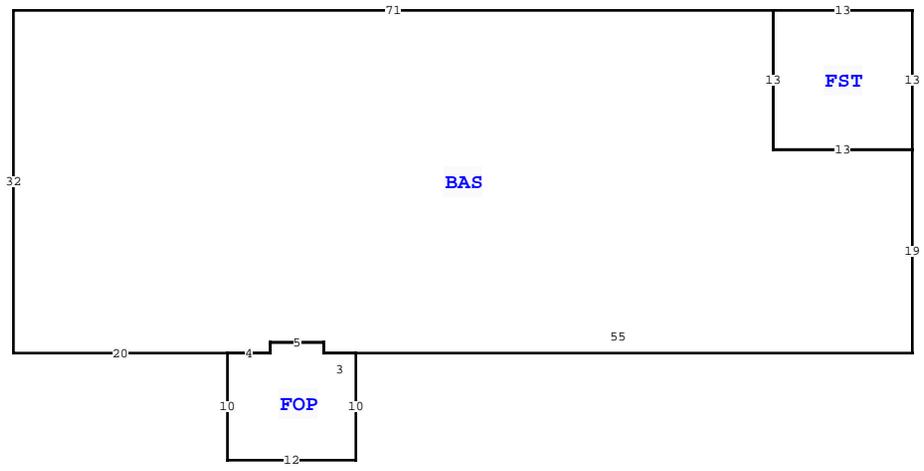
KARNES KEVIN P
 1231 SE OLD BELLAMY RD
 HIGH SPRINGS, FL 32643

2026

02-7S-17-09871-001


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	2717.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100		2,514	199,409
FOP	125	30		38	3,014
FST	169	55		93	7,377
TOTALS	2,808			2,645	209,800

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 2514			HX Base Yr 2026								



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,800
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		34,848
TOTAL MARKET VALUE		246,348
SOH/AGL Deduction		0
ASSESSED VALUE		246,348
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,937
TOTAL JUST VALUE		246,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/481	6/05/2025	WD	Q	I	01	275,000
GRANTOR: BUTLER ROSSEVELT						
GRANTEE: KARNES KEVIN P						
1542/479	6/05/2025	QC	U	I	11	100
GRANTOR: BUTLER LAURA MAE						
GRANTEE: KARNES KEVIN P						

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF																	
1,700																	
BLD DATE												LGL DATE		05/06/2026		MLU	
XF DATE												LAND DATE					
INC DATE												AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W71 S32 E20 FOP= S10 E12 N10 W3 N1 W5 S1 W4\$ E4 N1 E5 S1 E55 N19 FST= N13 W13 S13 E13\$ W13 N13\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-1	0.00	0.00	2.42	AC		1.00	1.00	0.90	16,000.00	14,400.00	34,848							