COMM SW COR OF SEC 3, E 100 FT T
US-441, N 2539.50 FT, E 385.37 F
E 438.74 FT, S 640.26 FT, S 76 D

LOUIS CYNTHIA BLANCHE
327 SE BELLAMY RD
HIGH SPRINGS, FL 32643

2027

03-7S-17-09876-009

BUILDING CHARACTERISTICS

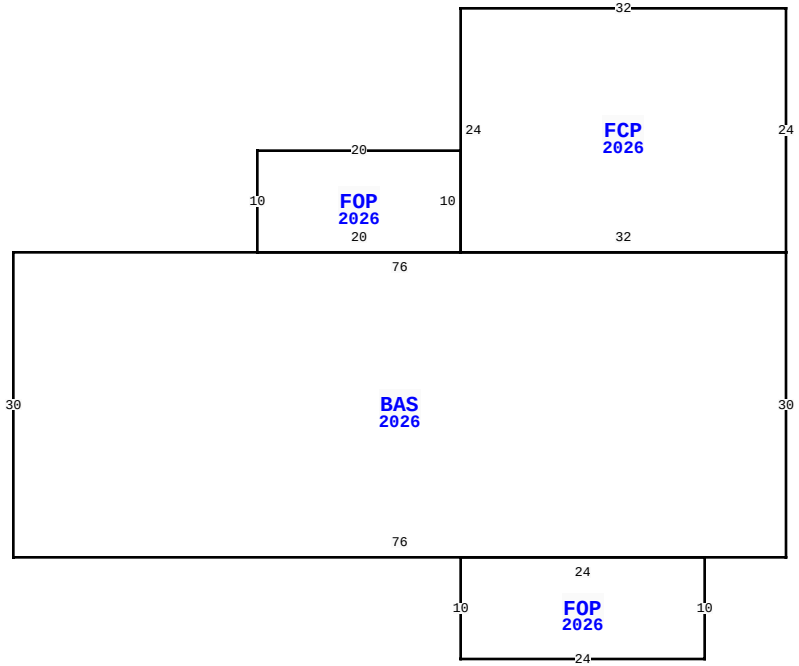
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	115,870
FCP	768	25	2026	192	9,758
FOP	200	35	2026	70	3,557
FOP	240	35	2026	84	4,269
TOTALS	3,488			2,626	133,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,626	115.5000	92.40	242,642	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 2280 HX Base Yr 2026



327 SE OLD BELLAMY RD, HIGH SPRINGS

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,453
TOTAL MARKET OB/XF VALUE		15,200
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		162,185
SOH/AGL Deduction		0
ASSESSED VALUE		162,185
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		105,774
TOTAL JUST VALUE		258,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1946	3/25/2026	LE	U	I	14	100
GRANTOR: LOUIS CYNTHIA BLANCHE						
GRANTEE: BOOZER JAMES DERRIC						
1533/514	2/11/2025	WD	U	I	11	100
GRANTOR: WATSON FRANCES						
GRANTEE: LOUIS CYNTHIA BLANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,11] E76 S30 W76 N30 $
FCP=[YR=2026;ORIG=56,-13] E32 S24 W32 N24 $
FOP=[YR=2026;ORIG=36,1] E20 S10 W20 N10 $
FOP=[YR=2026;ORIG=56,41] E24 S10 W24 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,200

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	281.00	281.00	2,532							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
3	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 02/24/2026 BY JB Total Acres: 10.01 Total Land Value: 13,532 Market: 99,110 Agricultural: 2,532 Common: 11,000 PRINTED 11/17/2026 BY SYS