BELLAMY ACRES (DIVISION OF LAND)
BEG AT SW COR OF SE1/4 OF NE1/4,
76 DEG E 628.34 FT, N 7 DEG E 67

HAJOS DAVID J
22413 NW 227TH DR
HIGH SPRINGS, FL 32643

2027

04-7S-17-09886-101

BUILDING CHARACTERISTICS

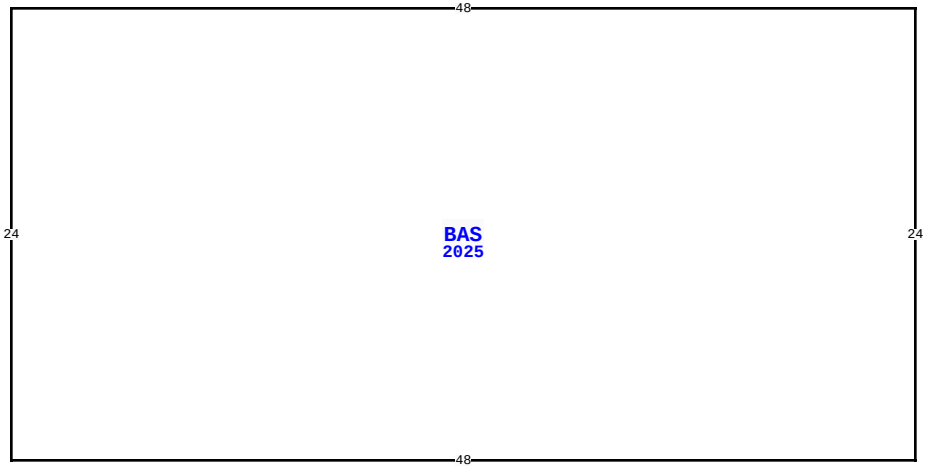
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	4717.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2025	1,152	57,531
TOTALS	1,152			1,152	57,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,152	113.5000	90.80	104,602	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1152 HX Base Yr



273 SW OLD BELLAMY RD, HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,141
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	119,150
SOH/AGL Deduction	0
ASSESSED VALUE	119,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,150
TOTAL JUST VALUE	214,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			08/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2792	3/06/2025	WD	P	I	98	225,000

GRANTOR: HAJOS DAVID J

GRANTEE: PINNACLE SITE SOLUT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,16] E48 S24 W48 N24 $

.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0					9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0					9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 10/30/2025 BY randall Total Acres: 10.01 Total Land Value: 15,009 Market: 99,110 Agricultural: 4,009 Common: 11,000 PRINTED 11/17/2026 BY SYS

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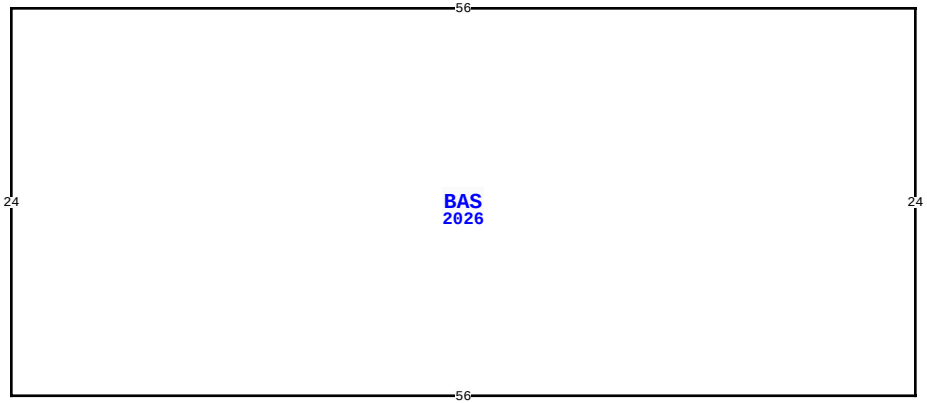
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Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2026	1,344	36,610
TOTALS	1,344			1,344	36,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	113.5000	68.10	91,526	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 1344 HX Base Yr



273 SW OLD BELLAMY RD, HIGH SPRINGS

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

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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GRANTOR: HAJOS DAVID J

GRANTEE: PINNACLE SITE SOLUT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,12] E56 S24 W56 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/30/2025 BY randall Total Acres: 10.01 Total Land Value: 15,009 Market: 99,110 Agricultural: 4,009 Common: 11,000 PRINTED 11/17/2026 BY SYS