

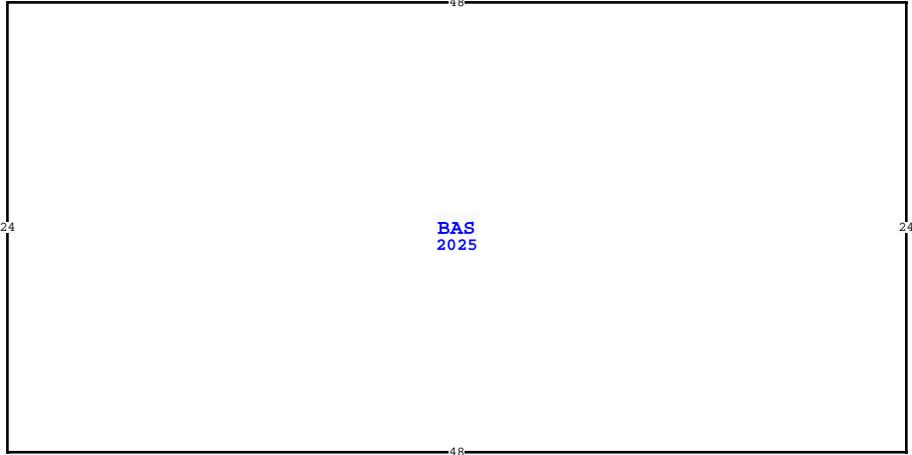
BELLAMY ACRES (DIVISION OF LAND)  
 BEG AT SW COR OF SE1/4 OF NE1/4,  
 76 DEG E 628.34 FT, N 7 DEG E 67

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

**2026**

04-7S-17-09886-101  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,152	100	2025
TOTALS	1,152		60,408

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	95.34	109,832	1999	1999	0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 1152 HX Base Yr												
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		98,846	
TOTAL MARKET OB/XF VALUE		10,000	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		123,855	
SOH/AGL Deduction		0	
ASSESSED VALUE		123,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		123,855	
TOTAL JUST VALUE		218,956	
NCON VALUE		41,438	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,064	

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 \$	

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
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

