

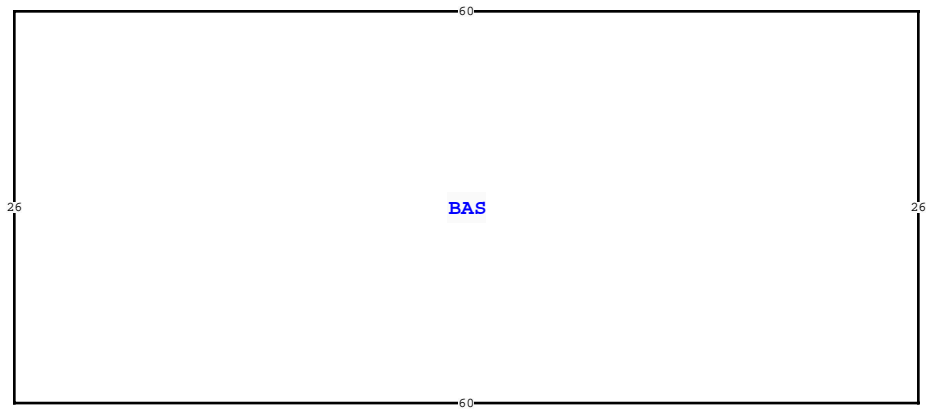
BELLAMY ACRES (DIVISION OF LAND)  
 BEG SW COR OF NE1/4 OF NE1/4, W  
 DEG E 321.83 FT, N 75 DEG E 865.

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

**2026**

04-7S-17-09886-103  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100 0 100	
Quality	04	04	
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	1,560	100	
TOTALS	1,560		46,265

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2022		98,436	2005	2005	0	0	53.00	47.00	
			Heated Area: 1560						HX Base Yr			
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/06/2026		MLU
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		46,265	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		151,765	
SOH/AGL Deduction		0	
ASSESSED VALUE		151,765	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		151,765	
TOTAL JUST VALUE		165,265	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042485	Mobile Home		04/08/2024
32793	M H	626	03/20/2015

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=[ORIG=0,0] W60 S26 E60 N26 \$	

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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													9,000			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							
2	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							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							