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

2027

04-7S-17-09886-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 Floo	14	CARPET 70
Interior Floo	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	01	CONV 100
Units		0 100
Quality	04	04

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 02

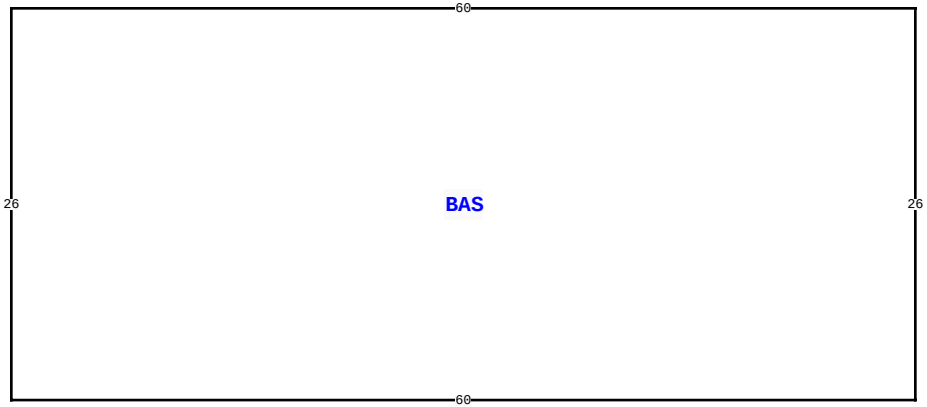
NEIGHBORHOOD/LOC 4717.03 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	46,265
TOTALS	1,560			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
0800	02	1,560	105.1650	63.10	98,436	2005	2005	0	0	0	53.00	47.00

1 MOBILE HME 0% - 2022 Heated Area: 1560 HX Base Yr



1701 SW OLD LAKE CITY TER, HIGH SPRINGS

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

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

COLUMBIA COUNTY PROPERTY

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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	165,265

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 $

.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	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							

REVIEW DATE 07/29/2025 BY TP Total Acres: 10.00 Total Land Value: 96,500 Market: 99,000 Agricultural: 85,500 Common: 11,000 PRINTED 11/17/2026 BY SYS