

BELLAMY ACRES (DIVISION OF LAND)  
 COMM NW COR OF NE1/4 OF NE1/4, S  
 POB, CONT S 611.80 FT, E 788.52

PINNACLE SITE SOLUTIONS LLC  
 14620 W NEWBERRY RD BOX 336  
 NEWBERRY, FL 32669

**2026**

04-7S-17-09886-104  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 132,390 TOTAL MARKET VALUE 132,390 SOH/AGL Deduction 0 ASSESSED VALUE 132,390 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 132,390 TOTAL JUST VALUE 132,390 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 132,390											
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		02																		000055002		New Commercial Co		750,000		02/11/2026					
NEIGHBORHOOD/LOC		4717.03 1.00/																		000055003		New Commercial Co		750,000		02/11/2026					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS																									
EXTRA FEATURES						19816 S US HIGHWAY 441, HIGH SPRINGS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU															
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															
																	TOTAL OB/XF 0														
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	0000	C	VAC RES	0		A-1	0.00	0.00	14.71	AC		1.00	1.00	1.00	9,000.00	9,000.00	132,390														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 14.71 Total Land Value: 132,390 Market: 0 Agricultural: 0 Common: 132,390 PRINTED 05/08/2026 BY SYS																															

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/833	5/01/2025	WD	U	V	11	0
GRANTOR: HAJOS DAVID J						
GRANTEE: PINNACLE SITE SOLUT						
1534/2792	3/06/2025	WD	P	I	98	225,000
GRANTOR: HAJOS DAVID J						
GRANTEE: PINNACLE SITE SOLUT						

**BUILDING NOTES**

**BUILDING DIMENSIONS**