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

2027

04-7S-17-09886-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

19816 S US HIGHWAY 441, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055002	New Commercial Co	750,000	02/11/2026
000055003	New Commercial Co	750,000	02/11/2026

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

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

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
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 11/17/2026 BY SYS