BELLAMY ACRES (DIVISION OF LAND)
BEG NW COR OF NE1/4 OF NE1/4, S
1316.35 FT TO W R/W OF US HWY 44

IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF BEC
19740 US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

04-7S-17-09886-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

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

19810 S US HIGHWAY 441, HIGH SPRINGS

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	110,110
TOTAL MARKET VALUE	4,454
SOH/AGL Deduction	0
ASSESSED VALUE	4,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,454
TOTAL JUST VALUE	110,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2346	9/17/2026	WD	Q	V	01	140,000
GRANTOR: ALLEN ROGER D						
GRANTEE: IRREVOCABLE TRUST A						
1495/1260	7/25/2023	LE	U	V	14	100
GRANTOR: ALLEN ROGER D						
GRANTEE: ALLEN ROGER D (ENH						

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	5500	A	TIMBER 2	0					10.01	AC		1.00	1.00	1.00	445.00	445.00	4,454							
2	9910	M	MKT.VAL.AG	0					10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 4,454 Market: 110,110 Agricultural: 4,454 Common: 0 PRINTED 11/17/2026 BY SYS