

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

ALLEN ROGER D/ALLEN SANDRA L  
 19740 US HIGHWAY 441  
 HIGH SPRINGS, FL 32643

**2026**

04-7S-17-09886-105  


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 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 100,100									
DOR CODE 5500										TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED											
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																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES										19810 S US HIGHWAY 441, HIGH SPRINGS										SALES DATA											
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
																	1495/1260	7/25/2023	LE U	V	14	100									
GRANTOR: ALLEN ROGER D																															
GRANTEE: ALLEN ROGER D (ENH																															
																	1485/429	2/22/2023	WD Q	V	01	130,200									
GRANTOR: HAJOS DAVID J																															
GRANTEE: ALLEN ROGER D																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
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	DPHT 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 06/23/2026 BY SYS																															