

BEG AT THE SW COR OF THE NW1/4
 RUN E 457.23 FT, N 642.01 FT
 M-O-L TO S R/W OF OLD BELLAMY

MACLAREN JOHN/MACLAREN JESSICA
 1040 SW OLD BELLAMY RD
 HIGH SPRINGS, FL 32643

2026

04-7S-17-09888-002


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE 17,632 TOTAL LAND VALUE - MARKET 77,390 TOTAL MARKET VALUE 53,082 SOH/AGL Deduction 13,020 ASSESSED VALUE 40,062 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,062 TOTAL JUST VALUE 95,022 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 88,122																																	
																				XFOB: 2:1: MCKINLEY/VEGA (LIVES HERE) BLDG: 1:1: VEGA MH XFOB: 1:1: WINSTON MH																																	
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TOTALS										1130 SW OLD BELLAMY RD, HIGH SPRINGS										05/06/2026 MLU																																	
EXTRA FEATURES																																																					
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																																					
1	0010	BARN, BLK	0	0	36	60	1.00	UT	0.00	100	0	0	3	100	5,832																																						
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2013	2013	3	100	50																																						
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000																																						
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2013	2013	3	100	150																																						
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2013	2013	3	100	100																																						
6	0210	GARAGE U	0	0	26	24	1.00	UT	4,500.00	100	2023	2022		100	4,500																																						
										TOTAL OB/XF										17,632																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	9901	C	AC/XFOB	0		A-1	0.00	0.00	2.76	AC		1.00	1.00	1.00	12,000.00	12,000.00	33,120																																				
2	6677	A	PECANS	0					4.66	AC		1.00	1.00	1.00	500.00	500.00	2,330																																				
3	9910	M	MKT.VAL.AG	0					4.66	AC		1.00	1.00	1.00	9,500.00	9,500.00	44,270																																				
REVIEW DATE 07/12/2023 BY RP Total Acres: 7.42 Total Land Value: 35,450 Market: 44,270 Agricultural: 2,330 Common: 33,120 PRINTED 06/22/2026 BY SYS																																																					