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

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4717.00	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

1130 SW OLD BELLAMY RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1256/1308	6/14/2013	WD	U	I	11	100

GRANTOR: ETHEL CATO
GRANTEE: JOHN & JESSICA MACL

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
1	0010	BARN,BLK	0	0	36	60	1.00	UT	0.00	0.00	100	0	0	3	100	5,832	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	150	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0210	GARAGE U	0	0	26	24	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 17,632

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	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 05/08/2026 BY SYS