N1/2 OF NE1/4 OF NW1/4 & E1/2 OF OF NW1/4 & COMM NE COR OF S1/2 O NW1/4, RUN W 1131.80 FT FOR POB,

CROFT JEAN S
857 SW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

2026

04-7S-17-09888-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

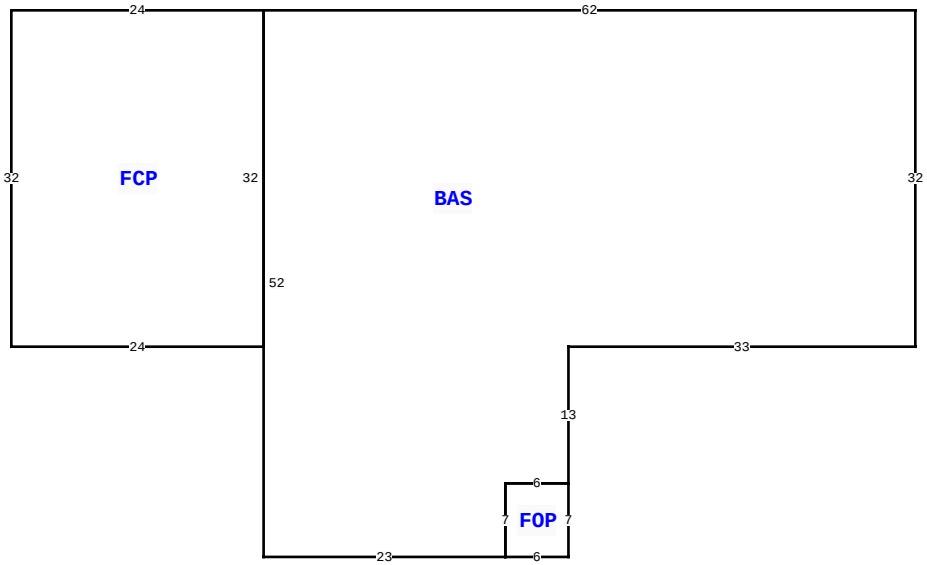
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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
BAS	2,522	100		2,522	206,385
FCP	768	25		192	15,712
FOP	42	30		13	1,064
TOTALS	3,332			2,727	223,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,727	107.1360	122.14	333,076	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 2522 HX Base Yr



857 SW OLD BELLAMY RD, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,161
TOTAL MARKET OB/XF VALUE		5,448
TOTAL LAND VALUE - MARKET		253,500
TOTAL MARKET VALUE		251,919
SOH/AGL Deduction		85,831
ASSESSED VALUE		166,088
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		109,677
TOTAL JUST VALUE		482,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32531	MAINT/ALTR	75	12/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2535	12/13/2024	LE	U	I	14	100
GRANTOR: CROFT JEAN S (ENH LIF						
GRANTEE: RODRIGUEZ LINDA C (						
0511/0033	3/01/1983	WD	Q	V	01	26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 FCP= W24 S32 E24 N32$ S52 E23 FOP= E6 N7 W6 S7$ N7 E6 N13 E33 N32$.

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	0210	GARAGE U	0	100	36	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0252	LEAN-TO W/	0	100	12	36	432.00	UT	1.50	1.50	100	2017	2017	3	100	648	
8	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2017	2017	3	100	1,260	
9	0252	LEAN-TO W/	0	100	12	30	360.00	UT	1.50	1.50	100	2017	2017	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 5,448

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	4900	C	STRG/BARN	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	40.25	AC		1.00	1.00	1.00	281.00	281.00	11,310							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.25	AC		1.00	1.00	1.00	6,000.00	6,000.00	241,500							

REVIEW DATE 11/06/2017 BY BC Total Acres: 42.25 Total Land Value: 23,310 Market: 241,500 Agricultural: 11,310 Common: 12,000 PRINTED 05/08/2026 BY SYS