BEG NW COR OF SW1/4 & RUN E
ALONG N LINE THEREOF 458.01
FT, N 642.01 FT TO S LINE OF

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

2027

04-7S-17-09888-008

BUILDING CHARACTERISTICS

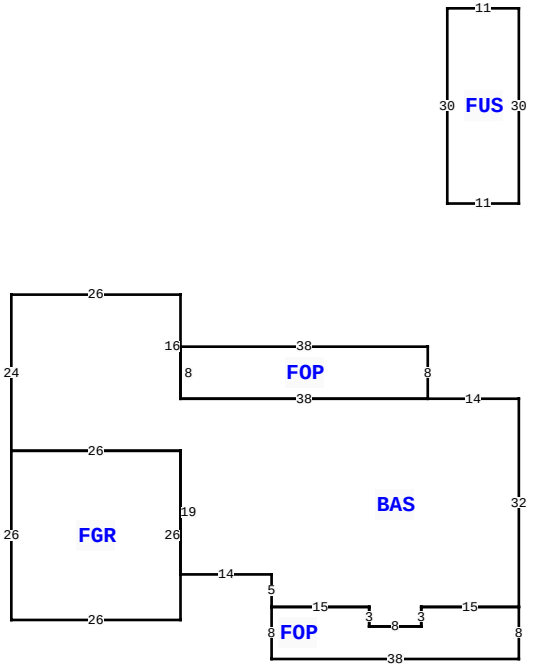
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,242	100		2,242	255,768
FGR	676	55		372	42,438
FOP	280	30		84	9,583
FOP	304	30		91	10,381
FUS	330	100		330	37,646
TOTALS	3,832			3,119	355,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,119	128.0400	140.84	439,280	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2572 HX Base Yr 2007



1040 SW OLD BELLAMY RD, HIGH SPRINGS

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

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	0040	BARN,POLE	0	100	30	40	1,200.00	UT	2.50	2.50	100	2015	2015	3	100	3,000	
2	0280	POOL R/CON	0	100	0	0	484.00	UT	70.00	70.00	100	2015	2015	3	79	26,765	
3	0261	PRCH, UOP	0	100	15	15	225.00	UT	7.00	7.00	100	2015	2015	3	100	1,575	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	10.00	10.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		355,817
TOTAL MARKET OB/XF VALUE		32,140
TOTAL LAND VALUE - MARKET		166,250
TOTAL MARKET VALUE		401,327
SOH/AGL Deduction		128,059
ASSESSED VALUE		273,268
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,857
TOTAL JUST VALUE		554,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055844	Roof Replacement	24,000	06/05/2026
32850	POOL	240	04/08/2015
24180	SFR	790	03/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/0965	3/26/2009	WD	U	I	11	100
GRANTOR: JOHN B MACLAREN & JES						
GRANTEE: JOHN B & JESSICA SL						
1071/2123	1/07/2005	WD	Q	V	06	100
GRANTOR: CATO						
GRANTEE: MACLAREN & SLAYMAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N8 W38 S8 E38$ W38 N16 W26 S24 FGR= S26 E26 N26 W26$ E26 S19 E14 S5 FOP= S8 E38 N8 W15 S3 W8 N3 W15$ E15 S3 E8 N3 E15 N32$ PTR= N30 FUS= N30 W11 S30 E11$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 32,140

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	7,000.00	7,000.00	7,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	22.75	AC		1.00	1.00	1.00	7,000.00	7,000.00	159,250							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.75	AC		1.00	1.00	1.00	280.00	280.00	6,370							

REVIEW DATE 11/06/2017 BY BC Total Acres: 23.75 Total Land Value: 13,370 Market: 159,250 Agricultural: 6,370 Common: 7,000 PRINTED 11/17/2026 BY SYS