

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

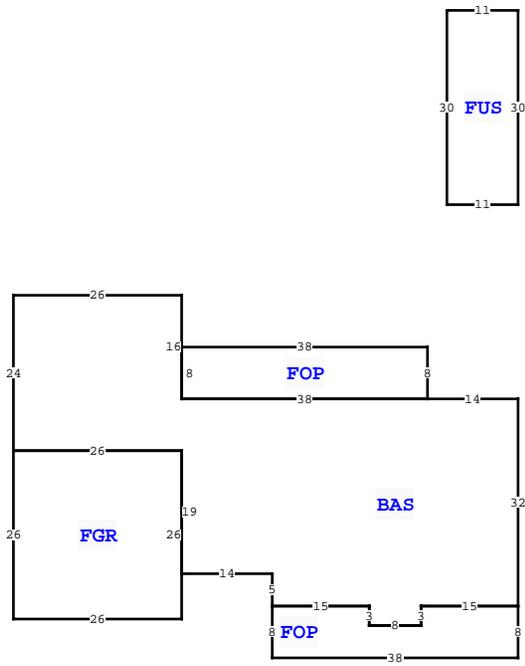
MACLAREN JOHN B/MACLAREN JESSICA SLAYMAKER
1040 SW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

2026

04-7S-17-09888-008
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	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
BAS	2,242	100	
FGR	676	55	
FOP	280	30	
FOP	304	30	
FUS	330	100	
TOTALS	3,832		

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	123.7720	141.10	440,091	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2007 Heated Area: 2572 HX Base Yr 2007													



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VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			356,474	
TOTAL MARKET OB/XF VALUE			32,140	
TOTAL LAND VALUE - MARKET			166,250	
TOTAL MARKET VALUE			401,984	
SOH/AGL Deduction			136,490	
ASSESSED VALUE			265,494	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			214,083	
TOTAL JUST VALUE			554,864	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			482,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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

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

BUILDING NOTES	
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\$.	

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

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	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							