THE E 275.50 FT OF SE1/4 OF NW1/
OLD BELLAMY RD.

PHILLIPS KAITLYN D
632 SW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

2027

04-7S-17-09888-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

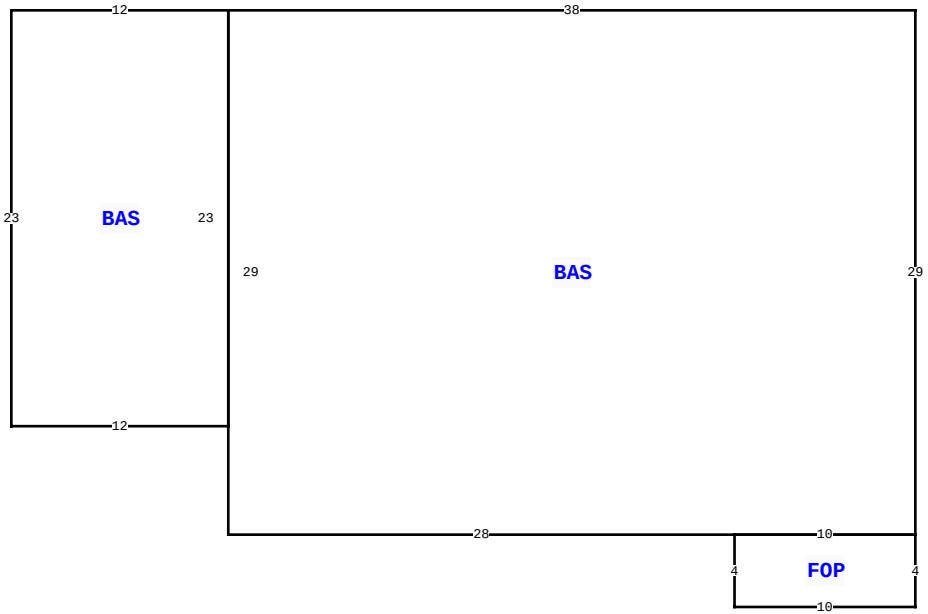
NEIGHBORHOOD/LOC 4717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	21,707
BAS	1,102	100		1,102	86,672
FOP	40	30		12	944
TOTALS	1,418			1,390	109,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,390	110.0000	121.00	168,190	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1378 HX Base Yr



632 SW OLD BELLAMY RD, HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,324
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	31,040
TOTAL MARKET VALUE	143,464
SOH/AGL Deduction	0
ASSESSED VALUE	143,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,464
TOTAL JUST VALUE	143,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/327	5/11/2022	WD	U	I	30	82,000
GRANTOR: MILLER BEVERLY A						
GRANTEE: PHILLIPS KAITLYN D						
1298/2429	7/30/2015	WD	Q	I	01	87,000
GRANTOR: JACK D KOON (UNMARRIE						
GRANTEE: BEVERLY A MILLER, J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 BAS= W12 S23 E12 N23$ S29 E28 FOP= S4 E10 N4 W10$ E10 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,040							

REVIEW DATE 11/06/2017 BY BC Total Acres: 1.94 Total Land Value: 31,040 Market: 0 Agricultural: 0 Common: 31,040 PRINTED 11/17/2026 BY SYS