(AKA LOT 5 DOWNING ACRES UNR): C
COR OF E1/2 OF NW 1/4 OF SE1/4,
E 301.03 FT FOR POB, CONT EAST 3

BELLOTTIE RANDY
204 SE DOWNING DRIVE
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

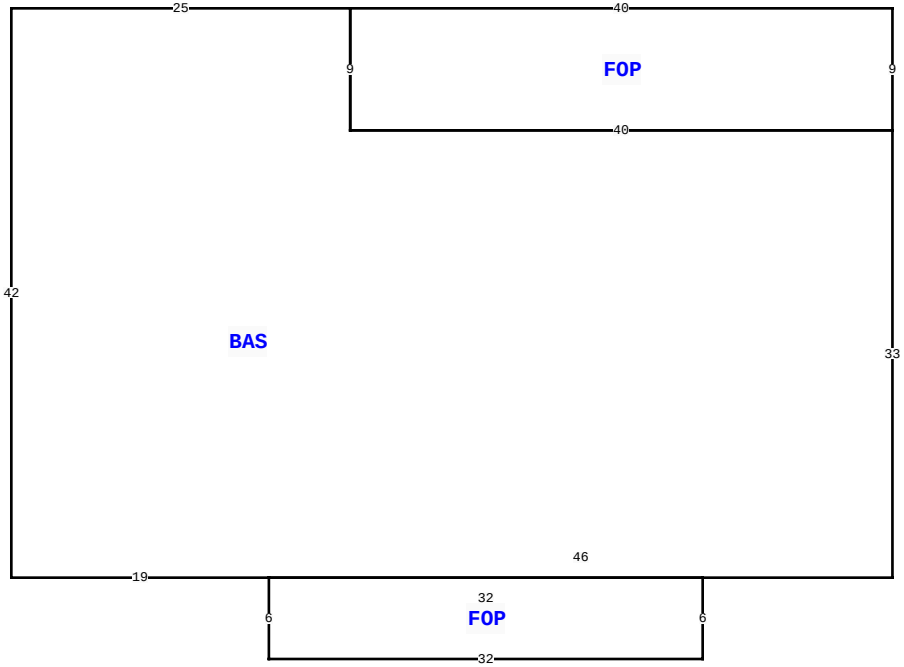
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100		2,370	212,666
FOP	192	30		58	5,205
FOP	360	30		108	9,691
TOTALS	2,922			2,536	227,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	110.4768	125.94	319,384	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2005 Heated Area: 2370 HX Base Yr 2005



204 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,561
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		286,061
SOH/AGL Deduction		94,676
ASSESSED VALUE		191,385
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,974
TOTAL JUST VALUE		286,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18502	SFR	434	07/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/0923	4/21/2009	QC	U	I	11	100
GRANTOR: RANDY BELLOTTIE						
GRANTEE: RANDY BELLOTTIE						
0907/1010	7/28/2000	WD	Q	V		39,000
GRANTOR: PHILLIP & BETTY HOBBS						
GRANTEE: RANDY BELLOTTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S42 E19 FOP= S6 E32 N6 W32$ E46 N33 FOP= N9 W40 S9 E40$ W40 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.00	AC		1.00	1.00	0.90	13,000.00	11,700.00	58,500							

REVIEW DATE 12/04/2017 BY BC Total Acres: 5.00 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 05/08/2026 BY SYS