

PART OF LOT 31 BICENTENNIAL ACRE  
 AS: COMM NE COR OF LOT 31, RUN S  
 POB, CONT S 229.25 FT, SW 229.25

BISHOP GEORGE AUSTIN BLAIS  
 252 RIVERVIEW CIR  
 HIGH SPRINGS, FL 32643

2026

11-7S-17-09983-037



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 25,000 SOH/AGL Deduction 0 ASSESSED VALUE 25,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,000 TOTAL JUST VALUE 25,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,500 XFOB:1:1: SAND MH											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1545/624 7/21/2025 TD U I 18 17,500 GRANTOR: VAN AUKEN PETER R GRANTEE: BISHOP GEORGE AUSTI 1223/0340 10/14/2011 QC U I 11 100 GRANTOR: PETER R VAN AUKEN GRANTEE: PETER R VAN AUKEN &											
DOR CODE 0700 MISC IMPROVED										BLD DATE										LGL DATE											
MAP NUM MKT AREA 02										XF DATE										LAND DATE 05/08/2026 MLU											
NEIGHBORHOOD/LOC 11717.010 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										1656 SE OLD BELLAMY RD, HIGH SPRINGS																					
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION										TOTAL OB/XF 7,000																					
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	0700	C	MISC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000														
REVIEW DATE 12/06/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS																															