

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										TOTAL OB/XF										7,000											
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 06/23/2026 BY SYS																															