AKA LOT 7 HAWKS RIDGE ACRES
UNREC: COMM SW COR OF NW1/4,
RUN E 734.92 FT FOR POB, RUN N

MCCLELLAN JESSIE
1283 SE BIBLE CAMP STREET
HIGH SPRINGS, FL 32643

2026

35-6S-17-09859-807

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1283 SE BIBLE CAMP ST, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	54,665
TOTAL MARKET VALUE	61,665
SOH/AGL Deduction	19,489
ASSESSED VALUE	42,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,176
TOTAL JUST VALUE	61,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,445

SALE:1:1: 13.22 AC

LAND:1:1: MOBILE HOME IN ANOTHER NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11550	M H	125	08/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/1973	5/08/1996	WD	Q	V		24,000

GRANTOR: SUWANNEE INVESTMENT C

GRANTEE: JESSIE MCCLELLAN

BUILDING NOTES

BUILDING DIMENSIONS

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	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

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	0000	C	VAC RES	0		A-1	0.00	0.00	6.61	AC		1.00	1.00	1.00	8,000.00	8,000.00	52,880							
2	9630	C	SWAMP	0		A-1	0.00	0.00	6.61	AC		1.00	1.00	1.00	270.00	270.00	1,785							

REVIEW DATE 06/23/2021 BY MLU Total Acres: 13.22 Total Land Value: 54,665 Market: 0 Agricultural: 0 Common: 54,665 PRINTED 06/19/2026 BY SYS