

COMM NW COR, RUN E 100 FT TO E R
S ALONG R/W 416 FT FOR POB, E 93
S 98.42 FT, E 172.60 FT, S 39 DG

WELL BUZZED LLC
13121 SW 121ST AVE
ARCHER, FL 32618

2026

27-7S-17-10055-002

BUILDING CHARACTERISTICS

Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MET 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUSTOM PANEL 50
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100

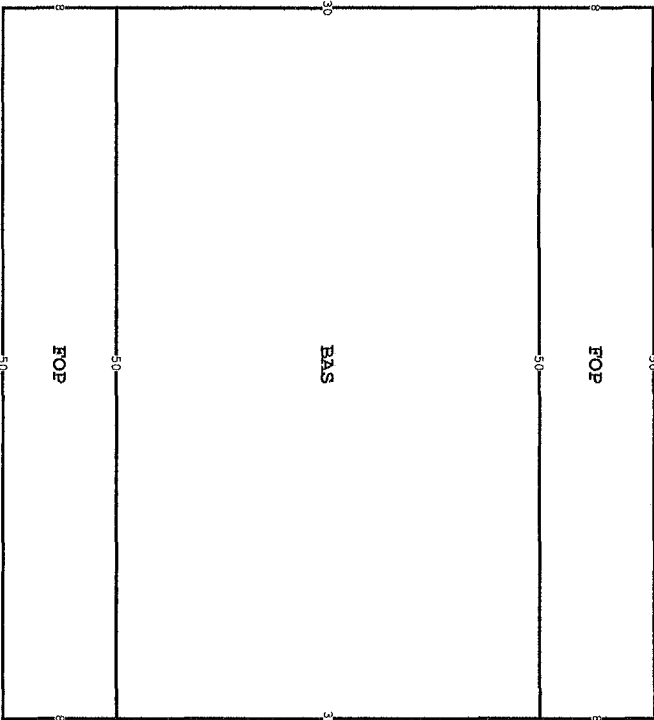
MARKET ADJUSTMENTS

TYPE	MDL	EFF AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVIS	ECON	FRGT	ADP	NORM	% COND
0300	01	1,740	114 7500	140.00	243,600	2013	2013	0	0	512 00	83.00	
6 SFR PILING 1008 - 2006 Heated Area - 1500												
HX Base Yr 2006												

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist	STANDARD
BUILDING MARKET VALUE		401,706
TOTAL MARKET OBJE VALUE		51,815
TOTAL LAND VALUE - MARKET		116,508
TOTAL MARKET VALUE		512,229
ASSESSED VALUE		434,722
TOTAL EXEMPTION VALUE	EX HB	51,411
BASE TAXABLE VALUE		383,311
TOTAL JUST VALUE		550,029
INCON VALUE		0
INCOME VALUE		559,736
PREVIOUS YEAR MKT VALUE		

QUALITY	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	
NEIGHBORHOOD/LOC	27717.00 1.00/



TOTALS	2,300	1,740	202,188
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EXTRA FEATURES

L	OSB/F	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNT	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBJF MKT VALUE	NOTES
158 SE RIVERBEND LOOP, HIGH SPRINGS																

TOTAL OBJE

BLD DATE	02/28/2022	MLD
LAND DATE		

BLD DATE	02/28/2022	MLD
LAND DATE		

BUILDING NOTES

GRANTEE: WELL BUZZED LLC
GRANTOR: STAIS JANE E
GRANTEE: WELL BUZZED LLC
GRANTOR: STAIS JANE E

SALES DATA

OFF RECORD	DATE	TYPE	Q	V	R	SALE
Number	INST	U	I	CD	PRICE	
1559/1744	1/30/2026	WD	U	I	11	100

BUILDING DIMENSIONS

FOP= N8 W50 S8 E50S BAS= W50 S30 FOP= S8 E50 N8 W50S E50 N30S

L	USE	CLS	LAND USE DESCRIPTION	CAP	R	LOC	FRONT	DEPTH	TOT LAND UTS	UNIT TYPE	D	DPFH	% COND	TOT ADJ	UNIT PRICE	ADJ UNT PRICE	LAND VALUE	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR CONSRV
REVIEW DATE 05/28/2025 BY ME Total Acres: 41.61 Total Land Value 78,708 Market: 42,000 Agricultural 4,200 Common 74,508 PRINTED 03/04/2026 BY SYS																							

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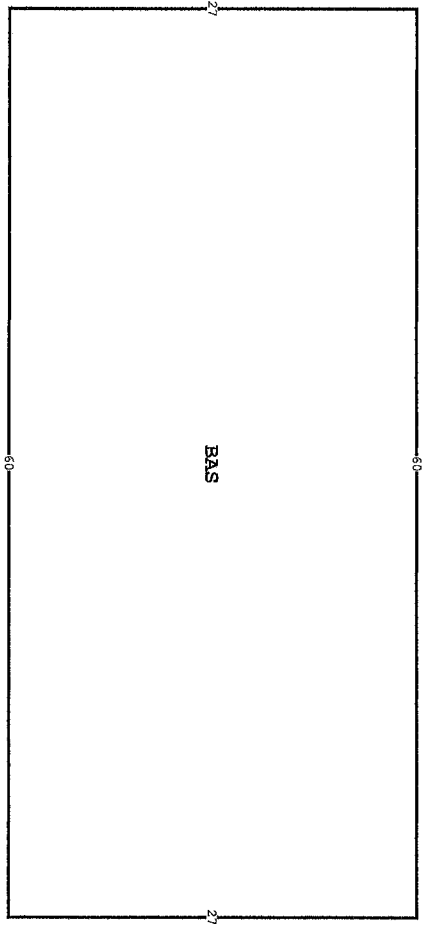
2026

27-7S-17-10055-002
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 2 of 3

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL STD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SFT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Stores	1	100
Architectural	01	CONV 100
Units	0	100
Condition Adj	02	02 100

TYPE	MFL	EFF AREA	TOT ADJ PTS	EFF BASE RATE	REPL COST NEW	AVG	EXE	ECOM	FNCT	NORM	% COND
0201	02	1,620	92 2590	86 72	140,486	2007	2007	0	0	0 45.00	55.00

MARKET ADJUSTMENTS	MARKET VALUE	ADJUSTMENT	ADJUSTED VALUE
Heated Area: 1620			
EX Base Yr 2006			



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
03	03	5000	IMPROVED AG	1,620	100		1,620	77,267

TOTALS	1,620	1,620	77,267
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BLD DATE	AG DATE	LG DATE	AG DATE
		02/28/2022	

EXTRA FEATURES	158 SE RIVERBEND LOOP, HIGH SPRINGS														
OBIXF N CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBIXF-MKT VALUE	NOTES
11	SEED METAL	0	100	0	0	1	00	00	100	2017	2017	3	100	400	

LAND DESCRIPTION	LAND USE	DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH	FACT	COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSRV	

TOTAL OBIXF	400
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OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
1559/1744	1/30/2026	WD	U	I	11	100
GRANTOR: BIATIS JANE E						
GRANTEE: WELL BOZZED LLC						
1558/2347	1/08/2026	WD	U	I	11	100
GRANTOR: BIATIS JANE E						
GRANTEE: WELL BOZZED LLC						

VALUATION BY	Tax Dist	STANDARD
BUILDING MARKET VALUE		401,706
TOTAL MARKET OBIXF VALUE		31,815
TOTAL LAND VALUE - MARKET		116,508
TOTAL MARKET VALUE		512,229
SOI/AGL Deduction		77,507
ASSESSED VALUE		434,722
TOTAL EXEMPTION VALUE	EX HB	383,311
BASE TAXABLE VALUE		51,411
TOTAL JUST VALUE		550,029
INCOM VALUE		0
PREVIOUS YEAR MKT VALUE		559,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BUILDING DIMENSIONS
BAS= W60 S27 E60 N27S

SALES DATA
GRANTOR: BIATIS JANE E
GRANTEE: WELL BOZZED LLC
GRANTOR: BIATIS JANE E
GRANTEE: BIATIS JANE E

BUILDING NOTES
GRANTEE: WELL BOZZED LLC

REVIEW DATE	05/28/2025	BY	MS
Total Acres:	41.61	Total Land Value	79,708
Market:	42,000	Agricultural	4,200
Common	74,508	PRINTED	03/04/2026 BY SYS

COMM NW COR, RUN E 100 FT TO E R
S ALONG R/W 416 FT FOR POB, E 93
S 98.42 FT, E 112.60 FT, S 39 DG

WELL BUZZED LLC
13121 SW 121ST AVE
ARCHER, FL 32618

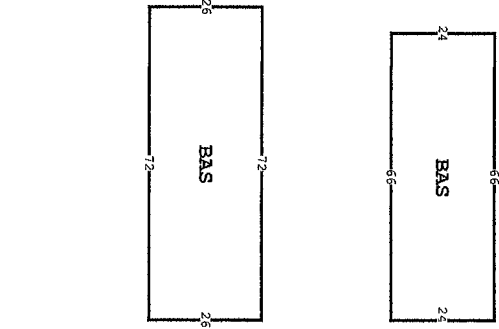
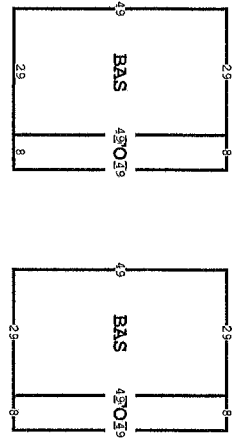
2026

27-7S-17-10055-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF AREA	TOT ADJPTS	EFF. BASE RATE	REP. COST/NEW	ARB	REB	ECON	ENCL	NORM	% COND
Roof Structure	03	GABLE/HIP 100	2200	03	6,534	60	3576	37.42	244,502	1985	0	0	0.50	50.00
Roof Cover	14	PREFIN MF 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	14	CARPET 100												
Air Condition	02	WINDOW 100												
Heating Type	02	CONVECTION 100												
Bedrooms	0	100												
Bathrooms	0	100												
Frame	03	MASONRY 100												
Story Height	0	100												
RMS	4	100												
Stories	0	100												
Units	0	100												
Condition Adj	01	01 100												
Kitchen Adj	01	01 100												

MARKET ADJUSTMENTS



#2 Gable/hip
\$ 27 Bq
10,000

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	401,706
BUILDING MARKET VALUE	31,815
TOTAL MARKET ORIG VALUE	116,508
TOTAL LAND VALUE - MARKET	512,229
TOTAL MARKET VALUE	77,507
SOH/AGL Deduction	434,722
ASSESSED VALUE	51,411
TOTAL EXEMPTION VALUE	383,311
BASE TAXABLE VALUE	550,029
TOTAL JUST VALUE	0
NCGN VALUE	559,736
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052877	Roof Replacement	9,500	04/14/2025
000050939	Electrical Servic	0	10/02/2024
000041728	Electrical Servic	0	04/13/2021
28390	SER	705	02/25/2010
25536	M H	325	02/16/2007
7281	RECONNECT	60	06/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	I	RSN	SALE PRICE
1559/1744	1/30/2026	WD	U	I	I	11	100

GRANTOR: BIATIS JANE E
GRANTEE: WELL BUZZED LLC
1558/2347 1/08/2026 WD U I 11 100

BUILDING NOTES

GRANTOR: BIATIS JANE E
GRANTEE: WELL BUZZED LLC

BUILDING DIMENSIONS

BAS= W72 S26 E72 N265 P75= N30 BAS= N24 W66 S24 E665 S30S
PTR= N60 E40 BAS= E29 FOP= E8 N49 W8 S495 N49 W29 S495 S60
M405 PTR= N60 E100 BAS= E29 FOP= E8 N49 W8 S495 N49 W29 S495
S60 W100S

L	USE	CLAS	LAND USE DESCRIPTION	CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	%	TOT	UNIT	ADJ	UNIT	ADJ	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3600	C	RV PARKS/CAM	0	A-1	0.00	0.00	0.00	4.11	AC	1.00	0.70	4,000.00	2,800.00	11,508									
2	0100	C	SFR	100		0.00	0.00	0.00	1.00	AC	1.00	0.70	4,000.00	2,800.00	2,800									
3	0300	C	MULTI-FAM	0		0.00	0.00	0.00	21.50	AC	1.00	0.70	4,000.00	2,800.00	60,200									
4	6200	A	PASTURE 3	0		0.00	0.00	0.00	15.00	AC	1.00	1.00	280.00	280.00	4,200									
5	9910	M	MFT. VAL. AG	0		0.00	0.00	0.00	15.00	AC	1.00	0.70	4,000.00	2,800.00	42,000									
LAND DESCRIPTION										TOTAL OBX/														
										31,415														
EXTRA FEATURES										ADJ														
										158 SE RIVERBEND LOOP, HIGH SPRINGS														
										BUD DATE 02/28/2022														
										LGL DATE														
										LAND DATE														
										AG DATE														
										NOTES														