

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 3/5/2026

Parcel [◀ 27-7S-17-10055-002 \(37653\) ▶](#)

Aerial Viewer  Picometry  Google Maps

2023  2022  2019  2016  2013  Sales

Owner & Property Info				Result: 1 of 1
Owner	WELL BUZZED LLC 13121 SW 121ST AVE ARCHER, FL 32618			
Site	158 SE RIVERBEND LOOP, HIGH SPRINGS			
Description*	COMM NW COR, RUN E 100 FT TO E RW US-41, S ALONG RW 416 FT FOR POB, E 937.22 FT, S 98.42 FT, E 172.60 FT, S 39 DG E 100 FT S 60 DEG W 174.37 FT S 50 DEG E 564.28 TO EDGE OF SANTA FE RIVER, SWLY ALONG RIVERS EDGE 1900 FT TO E RW US-41, N ALONG RW 111 .more>>>			
Area	41.61 AC	S/T/R	27-7S-17	
Use Code**	IMPROVED AG (5000)	Tax District	3	

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values			
2025 Certified Values		2026 Working Values	
Mkt Land	\$74,508	Mkt Land	\$74,508
Ag Land	\$4,200	Ag Land	\$4,200
Building	\$411,413	Building	\$401,706
XFOB	\$31,815	XFOB	\$31,815
Just	\$559,736	Just	\$550,029
Class	\$521,936	Class	\$512,229
Appraised	\$521,936	Appraised	\$512,229
SOH/10% Cap	\$84,081	SOH/10% Cap	\$77,507
Assessed	\$437,855	Assessed	\$434,722
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$387,133 city:\$0 other:\$0 school:\$412,855	Total Taxable	county:\$383,311 city:\$0 other:\$0 school:\$409,722

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/30/2026	\$100	1559 / 1744	WD	I	U	11
1/8/2026	\$100	1558 / 2347	WD	I	U	11
12/31/2025	\$2,800,000	1557 / 1881	WD	I	Q	05 (Multi-Parcel Sale) - show
5/8/2002	\$100	955 / 437	WD	I	Q	01
5/8/2002	\$425,000	953 / 1087	WD	I	P	99
5/8/2002	\$100	953 / 1080	WD	I	Q	03
5/8/1987	\$450,000	624 / 663	WD	I	U	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	M/FAM LOW (2200)	1985	6298	7082	\$122,251
Sketch	MANUF 1 (0201)	2007	1620	1620	\$77,267
Sketch	SFR PILING (0300)	2013	1500	2300	\$202,188

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose

Extra Features & Out Buildings					
Code	Desc	Year Blt	Value	Units	Dims
9915	RV SITE	0	\$18,000.00	6.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$500.00	1.00	0 x 0
0060	CARPOT F	2007	\$1,890.00	504.00	21 x 24
0070	CARPOT UF	2013	\$450.00	1.00	0 x 0
0070	CARPOT UF	2013	\$750.00	1.00	0 x 0
0040	BARN,POLE	2017	\$6,825.00	1950.00	30 x 65
0040	BARN,POLE	2017	\$1,000.00	1.00	0 x 0
0040	BARN,POLE	2017	\$1,500.00	1.00	0 x 0
0296	SHED METAL	2017	\$200.00	1.00	0 x 0
0296	SHED METAL	2017	\$300.00	1.00	0 x 0
0296	SHED METAL	2017	\$400.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
3600	RV PARKS/CAMPS (MKT)	4 110 AC	1.0000/1.0000 1.0000/ 7000000 /	\$2,800 /AC	\$11,508
0100	SFR (MKT)	1 000 AC	1.0000/1.0000 1.0000/ 7000000 /	\$2,800 /AC	\$2,800
0300	MULTI-FAM (MKT)	21 500 AC	1.0000/1.0000 1.0000/ 7000000 /	\$2,800 /AC	\$60,200
6200	PASTURE 3 (AG)	15.000 AC	1.0000/1.0000 1.0000 /	\$280 /AC	\$4,200
9910	MKT VAL.AG (MKT)	15.000 AC	1.0000/1.0000 1.0000/ 7000000 /	\$2,800 /AC	\$42,000

Search Result: 1 of 1

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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  
ARCHER, FL 32618

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

**BUILDING CHARACTERISTICS**

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

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,620	92	2590	86.72	140,486	2007	2007	0	0	0.45	00
5 MANUF 1 0% - 2006												
Heated Area: 1620												

**QUALITY**

QUALITY	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
NEIGHBORHOOD	LOC	02
TOTAL GROSS AREA	27717.00	1.00/
AREA	PCT	SUBAREA MARKET VALUE
1,620	100	1,620 77,267

**VALUATION SUMMARY**

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

**SALES DATA**

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1559/1744	1/30/2026	WD	U	I	11	100
GRANTOR: BLAIS JANE E						
GRANTEE: WELL BUZZED LLC						
1558/2347	1/08/2026	WD	U	I	11	100
GRANTOR: BLAIS JANE E						
GRANTEE: WELL BUZZED LLC						

**EXTRA FEATURES**

TOTALS	1,620	1,620	77,267
L. OBXF	DESCRIPTION	BLD CAP	L W
1.1	0296 SEED METAL	0	100 0 0

**BUILDING NOTES**

BAS= W60 S27 B60 N27S

**ADJUSTMENTS**

BLD DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	NOTES
		100	2017	2017	3	100

**LAND DESCRIPTION**

L. USE CODE	CLS	LAND USE DESCRIPTION	CAP	R. D.	LOC. ZONE	FRONT	DEPTH	TOT. LND UTS	UNIT TYPE	D. T	% FACT	TOT. ADJ	ADJ. UNIT PRICE	UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	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** 05/04/2026 **BY** SYS