

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated 5/15/2025

Parcel 11-7S-17-09983-007 (37133)

Owner & Property Info

Result: 1 of 1

Owner	SOUTHLAND ALAN DREW SR SOUTHLAND DAWN MARIE 1272 SE ADAMS ST HIGH SPRINGS, FL 32643		
Site	1272 SE ADAMS ST, HIGH SPRINGS		
Description*	THE N1/2 OF LOT 14 BICENTENNIAL ACRES S/D UNIT 1 799-378, 834-2168 853-1204, 1206, 854-1727 FJ 969-1579 DC 1222-1593 WD 1323-1171 QC 1350-1245 QC 1352-2527, WD 1359-385 WD 1359-2069		
Area	2.5 AC	S/T/R	11-7S-17
Use Code**	SINGLE FAMILY (0100)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$27,500	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$35,930	Building	\$39,977
XFOB	\$9,240	XFOB	\$9,240
Just	\$72,670	Just	\$84,217
Class	\$0	Class	\$0
Appraised	\$72,670	Appraised	\$84,217
SOH/10% Cap	\$22,647	SOH/10% Cap	\$32,743
Assessed	\$50,023	Assessed	\$51,474
Exempt	HX HB	Exempt	HX HB
	\$25,023		\$26,474
Total Taxable	county:\$25 000 city:\$0 other:\$0 school:\$25,023	Total Taxable	county:\$25 000 city:\$0 other:\$0 school:\$26,474

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/9/2018	\$50 500	1359 / 2069	WD	I	Q	01
4/23/2018	\$40 000	1359 / 385	WD	I	Q	01
2/3/2018	\$16,000	1352 / 2527	QC	I	U	11
12/30/2017	\$16 000	1350 / 1245	QC	I	U	11
9/14/2016	\$45 000	1323 / 1171	WD	I	Q	01
3/17/2003	\$83 500	978 / 2571	WD	I	Q	
2/23/1998	\$0	854 / 1727	SW	I	Q	01
2/12/1997	\$53,000	834 / 2168	WD	I	Q	
12/14/1994	\$5,000	799 / 378	WD	V	U	12
9/20/1994	\$5 000	795 / 2430	WD	I	U	34
9/20/1994	\$5,000	795 / 2429	WD	I	U	34

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STRG/CONV (0102)	1994	576	960	\$39 977

*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
0166	CONC,PAVMT	0	\$240 00	160 00	0 x 0
0060	CARPORT F	2005	\$600 00	1 00	0 x 0
9945	Well/Sept		\$7 000 00	1 00	0 x 0
0294	SHED WOOD/VINYL	2005	\$700.00	1 00	0 x 0
0294	SHED WOOD/VINYL	2005	\$700.00	1 00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2 500 AC	1 0000/1.0000 1 0000/ /	\$14,000 /AC	\$35,000

Search Result: 1 of 1

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by GrizzlyLogic.com

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMNT										CD CONSTRUCTION										VALUATION SUMMARY									
Exterior Wall										31 VINYL SID 100										0102 01 672 101.0000 62.62 42,081 1994 2020 0 0 5.00 95.00									
Exterior Wall										00 H/A 0										HX Base 1x 2021									
Roof Structure										03 GABLE/HIP 100										BUILDING MARKET VALUE									
Roof Cover										12 MODULAR MT 100										TOTAL MARKET VALUE									
Interior Wall										05 DRYWALL 100										TOTAL LAND VALUE - MARKET									
Interior Floor										11 CLAY TILE 50										TOTAL MARKET VALUE									
Interior Floor										12 HARDWOOD 50										SOHAGL Deduction									
Air Condition										02 WINDOW 100										TOTAL EXEMPTION VALUE									
Heating Type										02 CONNECTION 100										BASE TAXABLE VALUE									
Bedrooms										1 100										TOTAL JUST VALUE									
Bathrooms										1 100										NCON VALUE									
Frame										01 ROSE 100										INCOME VALUE									
Stories										1. 1. 100										PREVIOUS YEAR MKT VALUE									
Units										0 100										72,670									
Condition Adj										03 03 100																			
Kitchen Adjus										01 01 100																			
Quality										05 05																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										11717.010 1.00/																			
NEIGHORHOOD										0100 SINGLE FAMILY																			
TOTAL GROSS AREA										POT OF YEAR										SUBAREA MARKET VALUE									
BAS										576 100										576 34,266									
FCP										384 25										96 5,711									
TOTALS										960 672 39,977																			
EXTRA FEATURES																													
L GB/F CODE										DESCRIPTION										BLD CAP L W									
1 0166										CONC.PAVMT										0 100 0 0									
2 0060										CARPORT F										0 100 0 0									
3 9945										Well/sept										0 100 0 0									
4 0294										SHED WOOD/										0 100 0 0									
5 0294										SHED WOOD/										0 100 0 0									
LAND DESCRIPTION																													
L USE										LAND USE DESCRIPTION										CAP									
1 0100										C SFR										100									
R D										LOC ZONE										FRONT DEPTH									
00										00										0.00 0.00									
TOT LND UTS										TOT LND UTS										TOT ADJ									
2.50 AC										1.00										1.00 1.00									
UNIT PRICE										UNIT PRICE										ADJ UNIT PRICE									
14,000.00										14,000.00										14,000.00									
LAND VALUE										LAND VALUE										OTHER ADJUSTMENTS AND NOTES									
35,000										35,000																			
YEAR										YEAR										DENSITY									
PRZ										PRZ										VR									
CONSERV										CONSERV										CONSERV									
REVIEW DATE										02/17/2021										BY JB									
Total Acres										2.50										Total Land Value									
35,000										35,000										Market									
0										0										Agricultural									
Common										35,000										PRINTED 05/14/2025 BY SYS									