

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 2/19/2026

Parcel: << 10-7S-17-09973-031 (47402) >>

Owner & Property Info

Result: 1 of 1

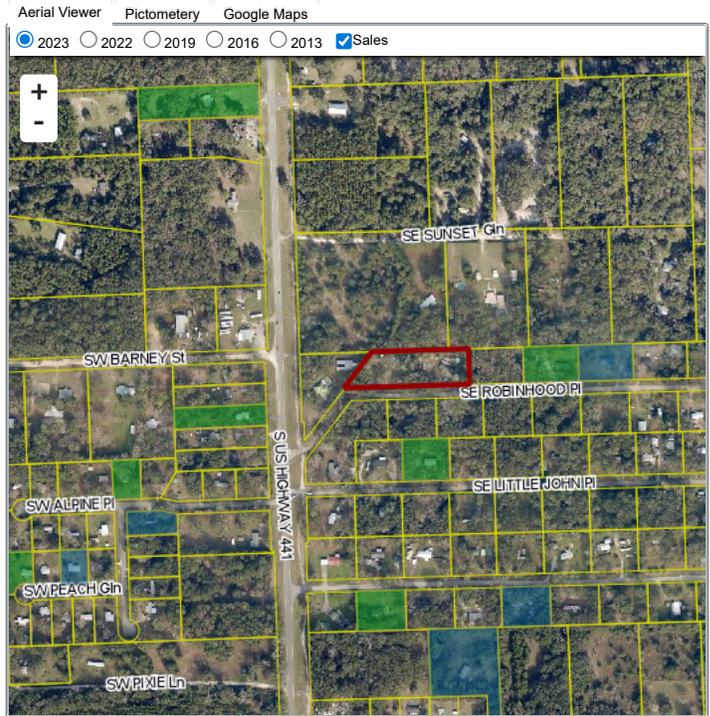
Owner	ALLEN RANDALL BRYANT ALLEN SANDRA 263 SE ROBINHOOD PL HIGH SPRINGS, FL 32643		
Site	263 SE ROBINHOOD PL, HIGH SPRINGS		
Description*	LOTS 30 & 31 SHERWOOD FOREST S/D UNIT 1. 424-50, 488-62, 589-150, WD 1267-1001(LIFE EST). WD 1474-582		
Area	2.002 AC	S/T/R	10-7S-17
Use Code**	SINGLE FAMILY (0100)	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

2025 Certified Values		2026 Working Values	
Mkt Land	\$15,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$156,365	Building	\$166,795
XFOB	\$6,200	XFOB	\$13,350
Just	\$177,565	Just	\$210,145
Class	\$0	Class	\$0
Appraised	\$177,565	Appraised	\$210,145
SOH/10% Cap	\$70,539	SOH/10% Cap	\$74,486
Assessed	\$107,026	Assessed	\$135,659
Exempt	HX HB \$50,000	Exempt	HX HB \$51,411
Total Taxable	county:\$57,026 city:\$0 other:\$0 school:\$82,026	Total Taxable	county:\$84,248 city:\$0 other:\$0 school:\$110,659

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
8/25/2022	\$30,000	1474 / 582	WD	I	Q	01
12/19/2013	\$100	1267 / 1001	WD	I	U	14
8/1/1986	\$70,900	600 / 433	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1979	1919	2319	\$166,795

*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
0210	GARAGE U	0	\$1,500.00	1.00	24 x 26
0296	SHED METAL	2004	\$150.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2004	\$800.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0080	DECKING	2013	\$800.00	1.00	0 x 0
0296	SHED METAL	2013	\$400.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	2013	\$300.00	1.00	0 x 0
0169	FENCE/WOOD	2013	\$400.00	1.00	0 x 0
0169	FENCE/WOOD	2017	\$800.00	1.00	0 x 0
0190	FPLC PF	2017	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.006 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000
9901	AC/XFOB (MKT)	1.000 LT (0.996 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000

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