

# COLUMBIA COUNTY

## Property Appraiser

### Parcel 27-7S-17-10055-002

#### Owners

BLAIS JANE E  
252 SE RIVERVIEW CIR  
HIGH SPRINGS, FL 32643

GSA GIS

Pictometry

#### Parcel Summary

Location	158 SE RIVERBEND LOOP
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	41.6100
Section	27
Township	7S
Range	17
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

#### Additional Site Addresses

131 SE RESORT CT  
131 SE RESORT CT  
151 SE RESORT CT  
151 SE RESORT CT  
131 SE RIVERBEND LOOP  
184 SE RIVERBEND LOOP  
204 SE RIVERVIEW CIR  
204 SE RIVERVIEW CIR



#### Legal Description

COMM NW COR, RUN E 100 FT TO E R/W US-41,  
S ALONG R/W 416 FT FOR POB, E 937.22 FT,  
S 98.42 FT, E 172.60 FT, S 39 DEG E 100  
FT, S 50 DEG W 174.37 FT, S 50 DEG E 564.28  
TO EDGE OF SANTA FE RIVER, SW'LY ALONG RIVERS  
EDGE 1900 FT TO E R/W US-41, N ALONG R/W 1119.99

FT, W 15 FT, N 207.15 FT TO POB. (SANTA FE RESORT & CAMPGROUND).

ORB 624-663, COR DEED 953-1080, WD 953-1087, 955-437 & COMM AT INTERS OF E R/W OF U S HWY 441 & N LINE OF SEC, RUN E 210 FT FOR POB, CONT E 739.52 FT, S 416.10 FT, W 937.22 FT TO E R/W OF U S HWY 441, N ALONG R/W 101.97 FT, E 210 FT, N 315.52 FT TO POB.

ORB 1047-1690,



Working Values

	2025
Total Building	\$400,693
Total Extra Features	\$25,065
Total Market Land	\$116,508
Total Ag Land	\$4,125
Total Market	\$542,266
Total Assessed	\$427,033
Total Exempt	\$50,722
Total Taxable	\$376,311
SOH Diff	\$77,358

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$403,198	\$375,921	\$319,991	\$271,065	\$258,226	\$244,743
Total Extra Features	\$18,128	\$18,128	\$18,128	\$18,128	\$18,128	\$18,128
Total Market Land	\$116,508	\$116,508	\$116,508	\$104,316	\$103,356	\$103,356
Total Ag Land	\$4,125	\$4,125	\$4,125	\$3,975	\$3,630	\$3,600
Total Market	\$537,834	\$510,557	\$454,627	\$393,509	\$379,710	\$366,227
Total Assessed	\$428,142	\$399,918	\$372,478	\$347,134	\$340,387	\$331,602
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$378,142	\$349,918	\$322,478	\$297,134	\$290,387	\$281,602
SOH Diff	\$71,817	\$72,764	\$44,274	\$13,091	\$5,694	\$966

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 0955/0437	2002-05-08	Q	01	WARRANTY DEED	Improved	\$100	Grantor: SANTA FE RESORT & CAMPGROUND INC Grantee: JANE BLAIS (CORRECTIVE DEED)
WD 0953/1087	2002-05-08	P	99	WARRANTY DEED	Improved	\$425,000	Grantor: SANTA FE RESORT & CAMPGROUND INC Grantee: JANE BLAIS
WD 0953/1080	2002-05-08	Q	03	WARRANTY DEED	Improved	\$100	Grantor: WILLIAM B SCHEEL (CORRECTIVE DEED) Grantee: SANTA FE RESORT & CAMPGROUND
WD 0624/0663	1987-05-08	U		WARRANTY DEED	Improved	\$450,000	Grantor: SCHEEL WILLIAM B Grantee: SANTA FE RESORT

## Buildings

### Building # 2, Section # 1, 94200, MULTI-FAMILY

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
2200	03	6298	\$245,156	1985	1985	0.00%	48.75%	51.25%	\$125,642

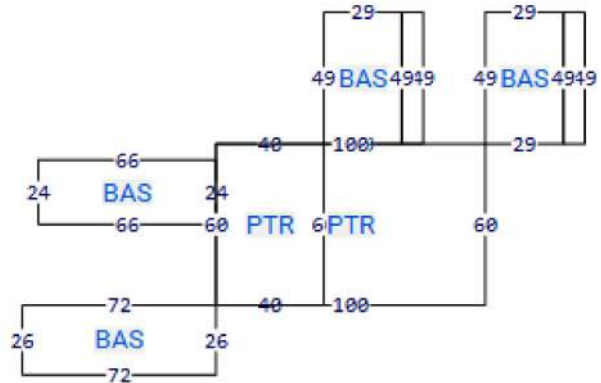
## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	02	WINDOW
HT	Heating Type	02	CONVECTION
BDR	Bedrooms	0.00	
BTH	Bathrooms	0.00	
FR	Frame	03	MASONRY
SH	Story Height	0.00	

Type	Description	Code	Details
RMS	RMS	4.00	
STR	Stories	0	0
COND	Condition Adjustment	01	01
KTCH	Kitchen Adjustment	01	01

## Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,421	100%	1,421
<u>BAS</u>	1,421	100%	1,421
<u>BAS</u>	1,584	100%	1,584
<u>BAS</u>	1,872	100%	1,872
<u>FOP</u>	392	30%	118
<u>FOP</u>	392	30%	118



## Building # 5, Section # 1, 44568, MOBILE HOME

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	1620	\$133,018	2007	2007	0.00%	42.00%	58.00%	\$77,150

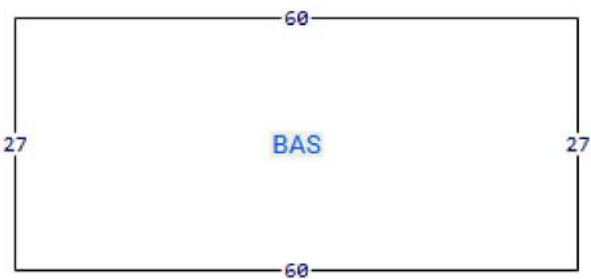
## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV

Type	Description	Code	Details
COND	Condition Adjustment	02	02

### Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,620	100%	1,620



### Building # 6, Section # 1, 114184, SFR

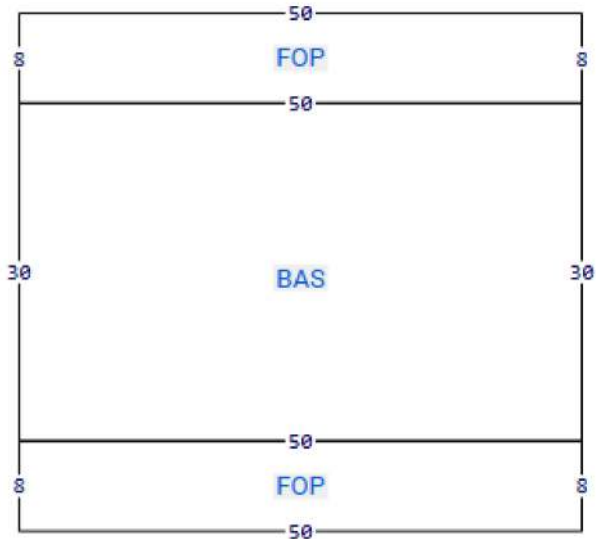
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0300	01	1500	\$235,596	2013	2013	5.00%	16.00%	84.00%	\$197,901

### Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	51	LOG
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IW	Interior Wall	06	CUST PANEL
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	02	02

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,500	100%	1,500
FOP	400	30%	120
FOP	400	30%	120



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
9915	RV SITE			5.00	\$3,000.00	0	75%	\$11,250
0260	PAVEMENT-ASPHALT			1.00	\$0.00	0	100%	\$500
0060	CARPORT F	21	24	504.00	\$5.00	2007	75%	\$1,890
0070	CARPORT UF			1.00	\$750.00	2013	60%	\$450
0070	CARPORT UF			1.00	\$0.00	2013	100%	\$750
0040	BARN,POLE	30	65	1950.00	\$3.50	2017	100%	\$6,825
0040	BARN,POLE			1.00	\$0.00	2017	100%	\$1,000
0040	BARN,POLE			1.00	\$0.00	2017	100%	\$1,500
0296	SHED METAL			1.00	\$0.00	2017	100%	\$200
0296	SHED METAL			1.00	\$0.00	2017	100%	\$300
0296	SHED METAL			1.00	\$0.00	2017	100%	\$400

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
3600	RV PARKS/CAMPS	A-1	.00	.00	4.11	\$4,000.00/AC	4.11	0.70	\$11,508
0100	SFR		.00	.00	1.00	\$4,000.00/AC	1.00	0.70	\$2,800
0300	MULTI-FAM		.00	.00	21.50	\$4,000.00/AC	21.50	0.70	\$60,200
6200	PASTURE 3		.00	.00	15.00	\$275.00/AC	15.00	1.00	\$4,125
9910	MKT.VAL.AG		.00	.00	15.00	\$4,000.00/AC	15.00	0.70	\$42,000

## Personal Property

None

## Permits

Date	Permit	Type	Status	Description
Oct 7, 2024	000050939	ELECTRICAL	COMPLETED	Electrical Service
Apr 26, 2021	000041728	ELECTRICAL	COMPLETED	Electrical Service
Apr 8, 2010	28390	SFR	COMPLETED	SFR
Mar 13, 2007	25536	M H	COMPLETED	M H
	7281	RECONNECT	COMPLETED	RECONNECT

## TRIM Notices

2024

2023

2022

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 11, 2025.