

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/8/2021

Parcel: << **27-7S-17-10055-002 (37653)** >>

Owner & Property Info

Result: 1 of 1

Owner	BLAIS JANE E 252 SE RIVERVIEW CIR HIGH SPRINGS, FL 32643		
Site	158 RIVERBEND LOOP, HIGH SPRINGS		
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 DG 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 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

2020 Certified Values		2021 Working Values	
Mkt Land	\$66,097	Mkt Land	\$66,098
Ag Land	\$3,630	Ag Land	\$3,630
Building	\$258,226	Building	\$268,948
XFOB	\$18,128	XFOB	\$18,128
Just	\$379,710	Just	\$390,433
Class	\$346,081	Class	\$356,804
Appraised	\$346,081	Appraised	\$356,804
SOH Cap [?]	\$5,694	SOH Cap [?]	\$13,055
Assessed	\$340,387	Assessed	\$343,749
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$290,387 city:\$290,387 other:\$290,387 school:\$315,387	Total Taxable	county:\$293,749 city:\$0 other:\$0 school:\$318,749



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/8/2002	\$100	0955/0437	WD	I	U	01
5/8/2002	\$425,000	0953/1087	WD	I	U	99
5/8/2002	\$100	0953/1080	WD	I	U	03
5/8/1987	\$450,000	0624/0663	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	M/FAM LOW (2200)	1985	6298	15482	\$96,552
Sketch	MANUF 1 (0200)	2007	1620	1620	\$47,756
Sketch	SFR PILING (0300)	2013	1500	2300	\$124,640

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims

0269	RVP HOOKUP	0	\$4,313.00	5.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$500.00	1.00	0 x 0
0060	CARPORT F	2007	\$1,890.00	504.00	21 x 24
0070	CARPORT UF	2013	\$450.00	1.00	0 x 0
0070	CARPORT 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 /	\$2,484 /AC	\$10,209
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/.7000000 /	\$2,484 /AC	\$2,484
0300	MULTI-FAM (MKT)	21.500 AC	1.0000/1.0000 1.0000/.7000000 /	\$2,484 /AC	\$53,405
6200	PASTURE 3 (AG)	15.000 AC	1.0000/1.0000 1.0000/ /	\$242 /AC	\$3,630
9910	MKT.VAL.AG (MKT)	15.000 AC	1.0000/1.0000 1.0000/.7000000 /	\$2,484 /AC	\$37,259

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