

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/26/2024

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

Owner & Property Info

Result: 2 of 26

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

2024 Certified Values		2025 Working Values	
Mkt Land	\$74,508	Mkt Land	\$74,508
Ag Land	\$4,125	Ag Land	\$4,125
Building	\$403,198	Building	\$403,198
XFOB	\$18,128	XFOB	\$18,128
Just	\$537,834	Just	\$537,834
Class	\$499,959	Class	\$499,959
Appraised	\$499,959	Appraised	\$499,959
SOH/10% Cap	\$71,817	SOH/10% Cap	\$67,545
Assessed	\$428,142	Assessed	\$432,414
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$378,142 city:\$0 other:\$0 school:\$403,142	Total Taxable	county:\$382,414 city:\$0 other:\$0 school:\$407,414

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
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	

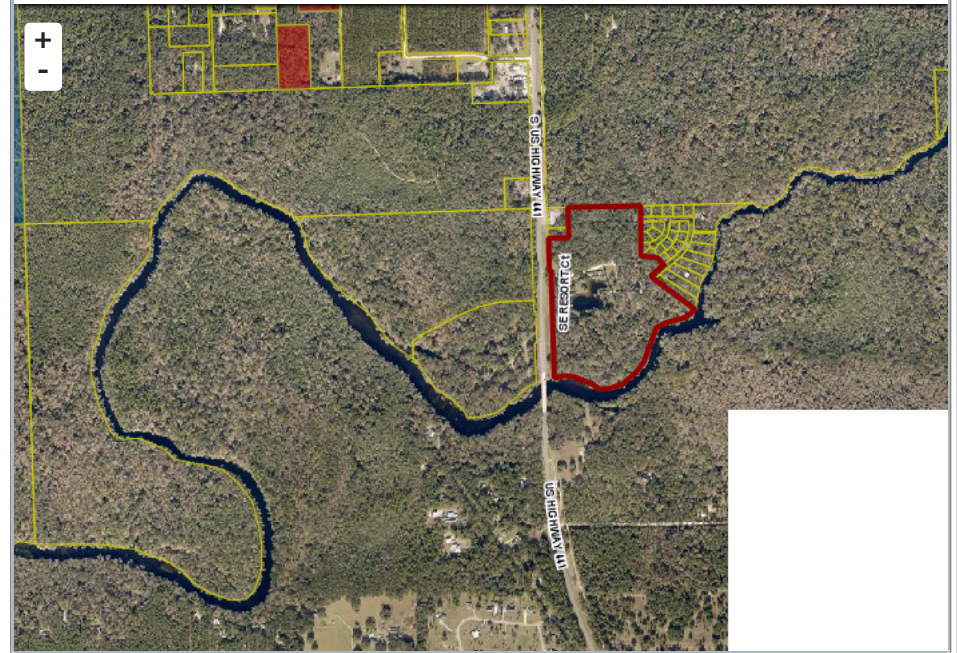
Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	M/FAM LOW (2200)	1985	6298	7082	\$128,707
Sketch	MANUF 1 (0201)	2007	1620	1620	\$79,323
Sketch	SFR PILING (0300)	2013	1500	2300	\$195,168

*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
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

Aerial Viewer Pictometry Google Maps
2023 2022 2019 2016 2013 Sales

▼ 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/ /	\$275 /AC	\$4,125
9910	MKT.VAL.AG (MKT)	15.000 AC	1.0000/1.0000 1.0000/.7000000 /	\$2,800 /AC	\$42,000

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