

COMM NW COR, RUN E 100 FT TO E R
S ALONG R/W 416 FT FOR POB, E 93
S 98.42 FT, E 172.60 FT, S 39 DG

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

2026

27-7S-17-10055-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3														
Exterior Wall	15	CONC BLOCK 100	2200	03	6,534	60.3576	37.42	244,502	1985	1985	0	0	0	50.00	50.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	2 M/FAM LOW 0% - 2006														Heated Area: 6298												
Roof Cover	14	PREFIN MT 100															HX Base Yr 2006												
Interior Wall	05	DRYWALL 100															29 8 49 49 29 8 BAS 29 8 49 49 29 8 BAS												
Interior Floop	14	CARPET 100																											
Air Condition	02	WINDOW 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms	0	100																											
Bathrooms	0	100																											
Frame	03	MASONRY 100																											
Story Height	0	100																											
RMS	4	100																											
Stories	0	100																											
Units	0	100																											
Condition Adj	01	01 100																											
Kitchen Adjus	01	01 100																											
Quality	03	03																											
DOR CODE	5000 IMPROVED AG																												
MAP NUM																MKT AREA 02													
NEIGHBORHOOD/LOC	27717.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,421	100		1,421	26,587																								
BAS	1,421	100		1,421	26,587																								
BAS	1,584	100		1,584	29,637																								
BAS	1,872	100		1,872	35,025																								
FOP	392	30		118	2,208																								
FOP	392	30		118	2,208																								
TOTALS	7,082			6,534	122,251																								
EXTRA FEATURES						158 SE RIVERBEND LOOP, HIGH SPRINGS																							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	9915	RV SITE	0	100	0	0	6.00	UT	3,000.00	3,000.00	100	0	0	3	100	18,000													
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500													
3	0060	CARPORT F	0	0	21	24	504.00	UT	5.00	5.00	75	2007	2007	3	75	1,890													
4	0070	CARPORT UF	0	100	0	0	1.00	UT	750.00	750.00	60	2013	2013	3	60	450													
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750													
6	0040	BARN,POLE	0	100	30	65	1,950.00	UT	3.50	3.50	100	2017	2017	3	100	6,825													
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000													
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500													
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200													
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300													
TOTAL OB/XF 31,415																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	3600	C	RV PARKS/CAM	0		A-1	0.00	0.00	4.11	AC		1.00	1.00	0.70	4,000.00	2,800.00	11,508												
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	0.70	4,000.00	2,800.00	2,800												
3	0300	C	MULTI-FAM	0			0.00	0.00	21.50	AC		1.00	1.00	0.70	4,000.00	2,800.00	60,200												
4	6200	A	PASTURE 3	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	280.00	280.00	4,200												
5	9910	M	MKT. VAL. AG	0			0.00	0.00	15.00	AC		1.00	1.00	0.70	4,000.00	2,800.00	42,000												
REVIEW DATE 05/28/2025 BY ME Total Acres: 41.61 Total Land Value: 78,708 Market: 42,000 Agricultural: 4,200 Common: 74,508 PRINTED 11/10/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0955/0437	5/08/2002	WD	Q	I	01	100

GRANTOR: SANTA FE RESORT & CAM

GRANTEE: JANE BLAIS (CORRECT

0953/1087	5/08/2002	WD	P	I	99	425,000
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GRANTOR: SANTA FE RESORT & CAM

GRANTEE: JANE BLAIS

BUILDING DIMENSIONS

BAS= W72 S26 E72 N26\$ PTR= N30 BAS= N24 W66 S24 E66\$ S30\$ PTR= N60 E40 BAS= E29 FOP= E8 N49 W8 S49\$ N49 W29 S49\$ S60 W40\$ PTR= N60 E100 BAS= E29 FOP= E8 N49 W8 S49\$ N49 W29 S49\$ S60 W100\$.

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