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

WELL BUZZED LLC
13121 SW 121ST AVE
ARCHER, FL 32618

2027

27-7S-17-10055-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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	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	30,275
BAS	1,421	100		1,421	30,275
BAS	1,584	100		1,584	33,747
BAS	1,872	100		1,872	39,883
FOP	392	30		118	2,514
FOP	392	30		118	2,514
TOTALS	7,082			6,534	139,207

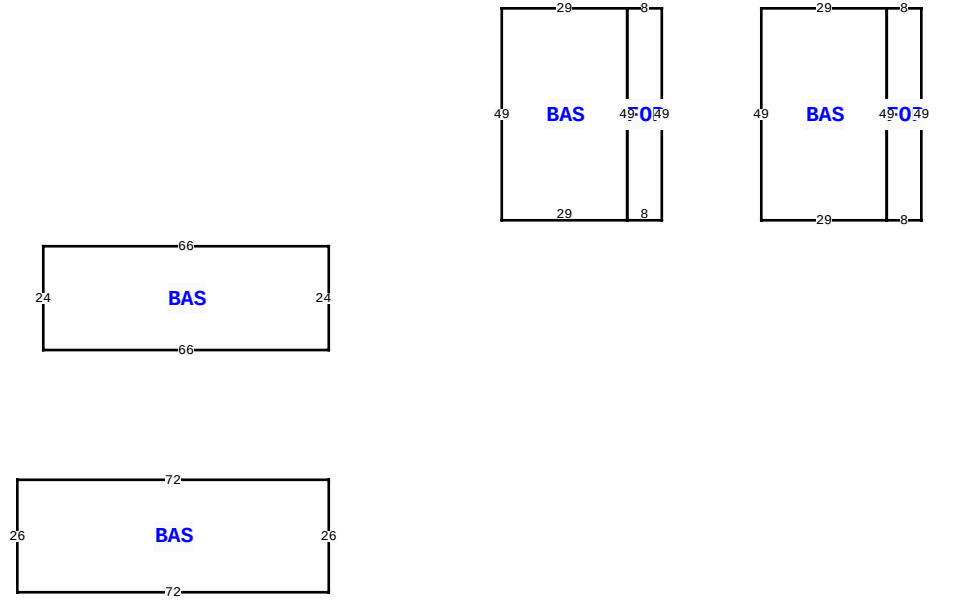
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	6,534	67.6296	42.61	278,414	1985	1985	0	0	0	50.00	50.00

2 M/FAM LOW 0% - 2006

Heated Area: 6298

HX Base Yr 2006



158 SE RIVERBEND LOOP, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	419,188
TOTAL MARKET OB/XF VALUE	31,815
TOTAL LAND VALUE - MARKET	249,660
TOTAL MARKET VALUE	614,863
SOH/AGL Deduction	109,266
ASSESSED VALUE	505,597
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	454,186
TOTAL JUST VALUE	700,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056860	Roof Replacement	9,000	10/27/2026
000055218	Roof Replacement	10,000	03/11/2026
000055219	Roof Replacement	8,000	03/11/2026
000052877	Roof Replacement	9,500	04/14/2025
000050939	Electrical Servic	0	10/02/2024
000041728	Electrical Servic	0	04/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1744	1/30/2026	WD	U	I	11	100
GRANTOR: BLAIS JANE E						
GRANTEE: WELL BUZZED LLC						
1558/2347	1/08/2026	WD	U	I	11	100
GRANTOR: BLAIS JANE E						
GRANTEE: WELL BUZZED LLC						

BUILDING NOTES

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$.

EXTRA FEATURES

LN	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	

LAND DESCRIPTION

TOTAL OB/XF 31,415

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3600	C	RV PARKS/CAM	0		A-1	0.00	0.00	4.11	AC		1.00	1.00	1.00	6,000.00	6,000.00	24,660							
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	0300	C	MULTI-FAM	0			0.00	0.00	21.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	129,000							
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	1.00	6,000.00	6,000.00	90,000							

REVIEW DATE 05/28/2025 BY ME Total Acres: 41.61 Total Land Value: 163,860 Market: 90,000 Agricultural: 4,200 Common: 159,660 PRINTED 11/17/2026 BY SYS

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

WELL BUZZED LLC
13121 SW 121ST AVE
ARCHER, FL 32618

2027

27-7S-17-10055-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

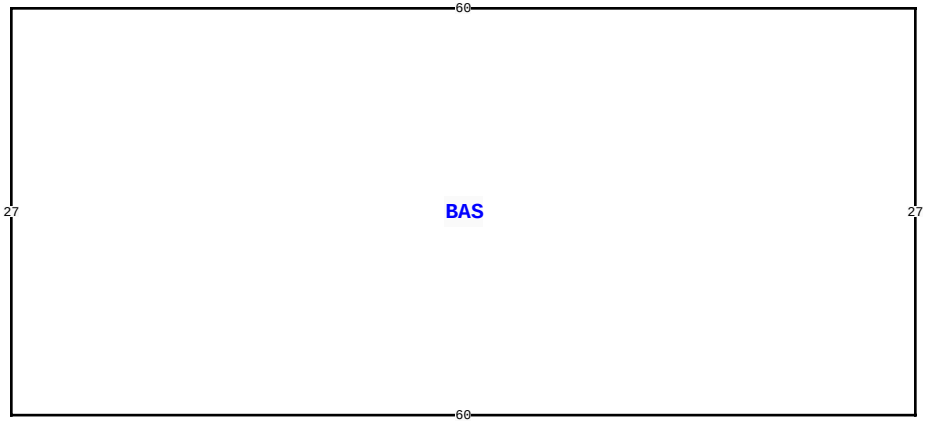
NEIGHBORHOOD/LOC 27717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	77,793
TOTALS	1,620			1,620	77,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	93.8790	87.31	141,442	2007	2007	0	0	0	45.00	55.00

5 MANUF 1 0% - 2006 Heated Area: 1620 HX Base Yr 2006



158 SE RIVERBEND LOOP, HIGH SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	419,188
TOTAL MARKET OB/XF VALUE	31,815
TOTAL LAND VALUE - MARKET	249,660
TOTAL MARKET VALUE	614,863
SOH/AGL Deduction	109,266
ASSESSED VALUE	505,597
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	454,186
TOTAL JUST VALUE	700,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28390	SFR	705	02/25/2010
25536	M H	325	02/16/2007
7281	RECONNECT	60	06/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1744	1/30/2026	WD	U	I	11	100
GRANTOR: BLAIS JANE E						
GRANTEE: WELL BUZZED LLC						
1558/2347	1/08/2026	WD	U	I	11	100
GRANTOR: BLAIS JANE E						
GRANTEE: WELL BUZZED LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

EXTRA FEATURES

LN	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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 41.61 Total Land Value: 163,860 Market: 90,000 Agricultural: 4,200 Common: 159,660 PRINTED 11/17/2026 BY SYS

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

WELL BUZZED LLC
13121 SW 121ST AVE
ARCHER, FL 32618

2027

27-7S-17-10055-002

BUILDING CHARACTERISTICS

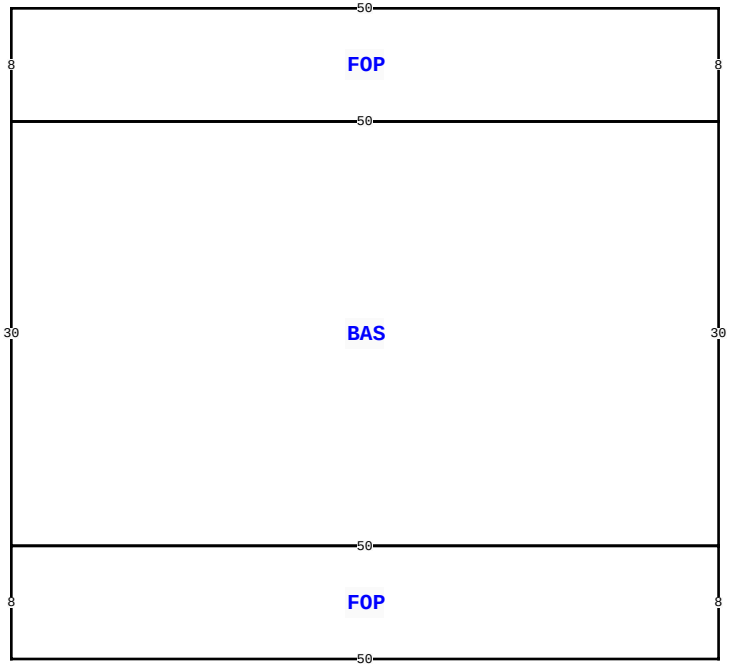
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
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	1,500	100		1,500	174,300
FOP	400	30		120	13,944
FOP	400	30		120	13,944
TOTALS	2,300			1,740	202,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0300	01	1,740	114.7500	140.00	243,600	2013	2013	0	0	5	12.00	83.00

6 SFR PILING 100% - 2006 Heated Area: 1500 HX Base Yr 2006



158 SE RIVERBEND LOOP, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

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TOTAL JUST VALUE	700,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: WELL BUZZED LLC						
1558/2347	1/08/2026	WD	U	I	11	100
GRANTOR: BLAIS JANE E						
GRANTEE: WELL BUZZED LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W50 S8 E50$ BAS= W50 S30 FOP= S8 E50 N8 W50$ E50 N30$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 41.61 Total Land Value: 163,860 Market: 90,000 Agricultural: 4,200 Common: 159,660 PRINTED 11/17/2026 BY SYS