LOT 5 MAY-FAIR S/D UNIT 2.
ORB 787-660, 887-1399, 980-2522.

AROCHO WILFREDO/AROCHO YOLANDA
861 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

02-4S-16-02911-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

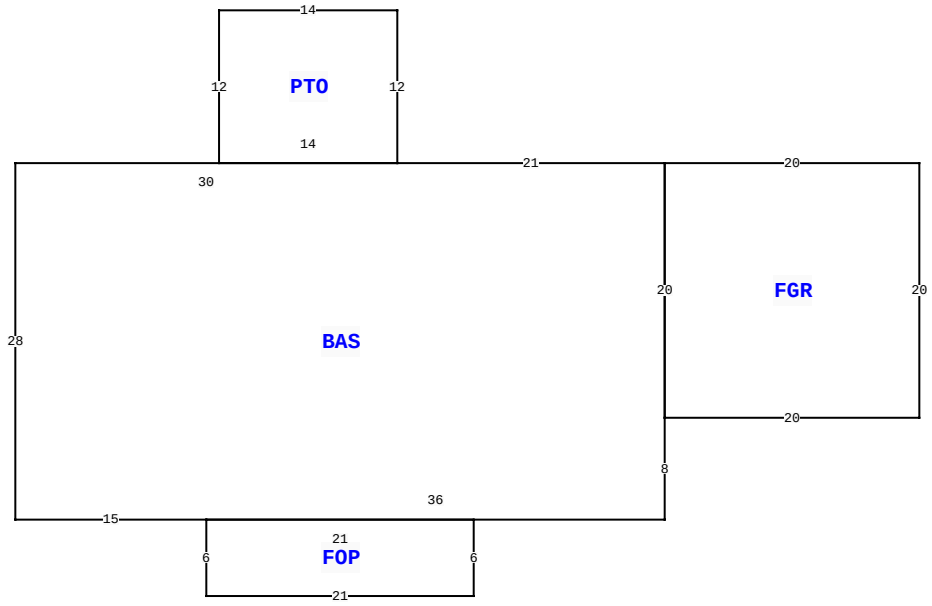
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	129,678
FGR	400	55		220	19,978
FOP	126	30		38	3,451
PTO	168	5		8	727
TOTALS	2,122			1,694	153,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	121.6180	136.21	230,740	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 0% - 0 Heated Area: 1428 HX Base Yr



428 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,834
TOTAL MARKET OB/XF VALUE	6,070
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	194,904
SOH/AGL Deduction	0
ASSESSED VALUE	194,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,904
TOTAL JUST VALUE	194,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041566	Roof Replacement	8,000	03/22/2021
7748	SFR	42,000	11/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0980/2522	4/18/2003	WD	Q	I		95,000
GRANTOR: OMAR R & LUZ E AROCHO						
GRANTEE: WILFREDO & YOLANDA						
0887/1399	9/02/1999	WD	Q	I		87,900
GRANTOR: J HITE						
GRANTEE: AROCHO'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N12 W14 S12 E14$ W30 S28 E15 FOP= S6 E21 N6 W21$ E36 N8 FGR= E20 N20 W20 S20$ N20$.

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	0166	CONC,PAVMT	0	0	0	0	1,154.00	UT	1.40	1.40	100	0	0	3	100	1,616	
2	0081	DECKING WI	0	0	12	14	168.00	UT	9.50	9.50	60	2009	2009	3	60	958	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0296	SHED METAL	0	0	12	20	240.00	UT	11.00	11.00	100	2009	2009	3	100	2,640	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	756	

LAND DESCRIPTION

TOTAL OB/XF 6,070

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS