LOT 1 BLACKBERRY FARMS S/D.
ORB 952-876, SWD 1215-2749, WD 1

NEELEY CURTIS/NEELEY TANYA
377 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

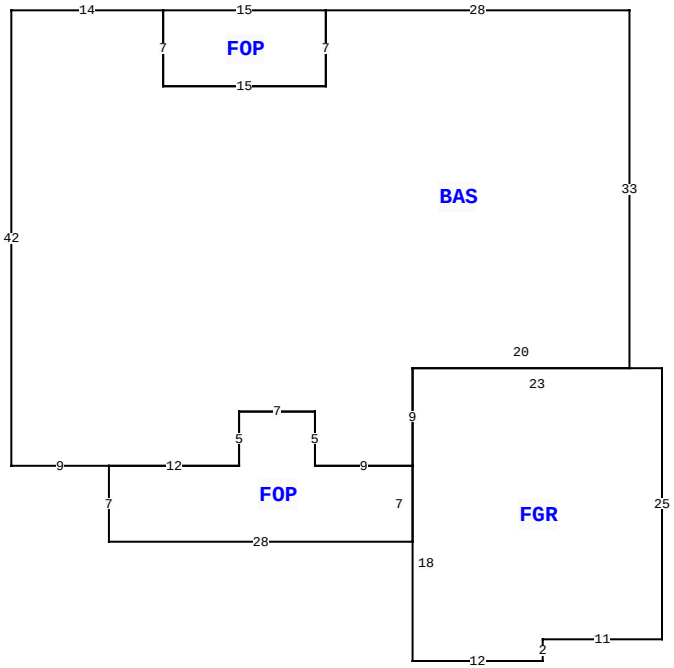
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100		2,074	255,608
FGR	599	55		329	40,547
FOP	105	30		32	3,944
FOP	231	30		69	8,503
TOTALS	3,009			2,504	308,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,504	125.0480	140.05	350,685	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 2074 HX Base Yr 2014



377 NW BLACKBERRY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/13/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		308,603
TOTAL MARKET OB/XF VALUE		9,574
TOTAL LAND VALUE - MARKET		37,400
TOTAL MARKET VALUE		355,577
SOH/AGL Deduction		115,731
ASSESSED VALUE		239,846
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		184,124
TOTAL JUST VALUE		355,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050183	Roof Replacement	30,831	06/22/2024
30616	SFR	844	11/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/1521	5/25/2012	WD	Q	V	01	30,000
GRANTOR: THOMAS HENRY WHITE						
GRANTEE: CURTIS & TANYA NEEL						
1215/2749	6/03/2011	WD	U	V	11	100
GRANTOR: LOIS MARIE WHITE						
GRANTEE: THOMAS HENRY WHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= W15 S7 E15 N7$ S7 W15 N7 W14 S42 E9 FOP= S7 E28 N7 W9 N5 W7 S5 W12$ E12 N5 E7 S5 E9 FGR= S18 E12 N2 E11 N25 W23 S9$ N9 E20 N33$.

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	100	0	0	2,387.00	UT	2.00	2.00	100	2013	2013	3	100	4,774	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 9,574

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	100		A-1	0.00	0.00	3.74	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,400							

REVIEW DATE 07/01/2024 BY JS Total Acres: 3.74 Total Land Value: 37,400 Market: 0 Agricultural: 0 Common: 37,400 PRINTED 11/17/2025 BY SYS