

LOT 4 BLACKBERRY FARMS S/D.
959-2374, 1000-2682, WD 1161-

PETERSON GRANVILLE KEITH/PETERSON BRENDA ELIZABETH
603 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	17316.00	1.00/
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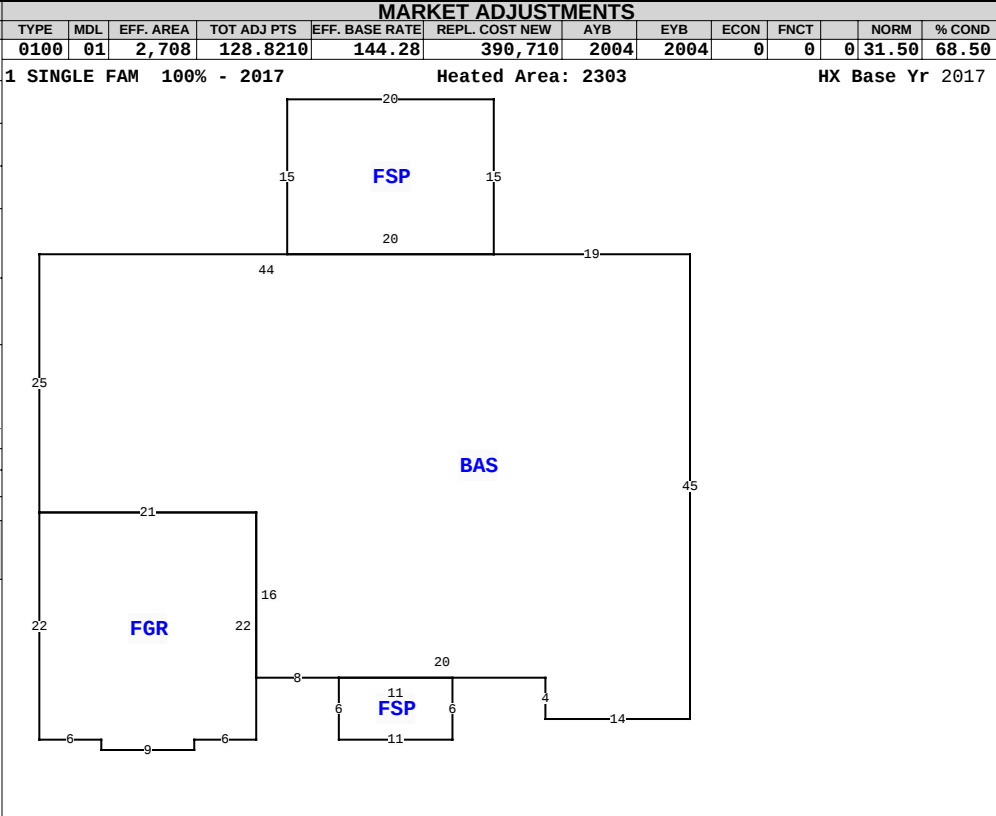
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100		2,303	227,610
FGR	471	55		259	25,598
FSP	66	40		26	2,569
FSP	300	40		120	11,860

TOTALS	3,140			2,708	267,636
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	3,480.00	UT 2.00	2.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00
4	0031	BARN, MT AE	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	3.99

REVIEW DATE	01/31/2023	BY	KS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/13/2022
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	3,480.00	UT 2.00	2.00	100	2004	2004	3	100	6,960	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00	100	2005	2005	3	100	3,000	
4	0031	BARN, MT AE	0	100	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	3,600	

TOTAL OB/XF										15,560						
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
1	0100	C	SFR	100		A-1	0.00	0.00	3.99	AC		1.00	1.00	1.00	10,000.00	10,000.00

Total Acres:	3.99	Total Land Value:	39,900	Market:	0	Agricultural:	0	Common:	39,900
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		267,636		
TOTAL MARKET OB/XF VALUE		15,560		
TOTAL LAND VALUE - MARKET		39,900		
TOTAL MARKET VALUE		323,096		
SOH/AGL Deduction		76,472		
ASSESSED VALUE		246,624		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		195,902		
TOTAL JUST VALUE		323,096		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		328,957		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042090	Roof Replacement	22,000	06/07/2021
21919	SFR	678	05/28/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1323/0684	9/29/2016	WD	U	I	18	259,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: GRANVILLE KEITH & B							
1315/0257	5/04/2016	CT	U	I	18	100	
GRANTOR: CLERK OF COURTS (JONA							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W19 W44 S25 E21 S16 E8 E20 S4 E14 N45 \$									
FGR=[ORIG=-63,25] S22 E6 S1 E9 N1 E6 N22 W21 \$									
FSP=[ORIG=-19,0] N15 W20 S15 E20 \$									
FSP=[ORIG=-34,41] S6 E11 N6 W11 \$									