LOT 8 BLACKBERRY FARMS S/D.
958-882, WD 1055-2048, WD 1107-1

PEACE MATTHEW/ROBERTS TIMOTHY
757 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

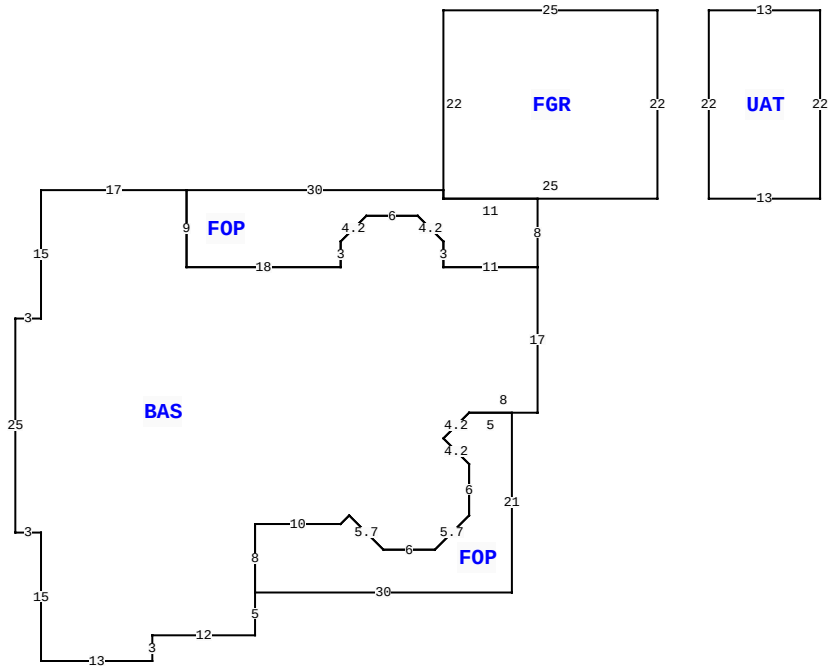
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100		2,308	317,396
FGR	550	55		302	41,532
FOP	289	30		87	11,964
FOP	295	30		88	12,102
UAT	286	10		29	3,988
TOTALS	3,728			2,814	386,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,814	127.9047	143.25	403,106	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2308 HX Base Yr 2022



757 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		386,982
TOTAL MARKET OB/XF VALUE		9,390
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		458,372
SOH/AGL Deduction		42,043
ASSESSED VALUE		416,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,607
TOTAL JUST VALUE		458,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41004	SFR		12/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1203	1/24/2019	WD	Q	V	01	51,500
GRANTOR: DONALD & ERIKA ENG						
GRANTEE: MATTHEW PEACE & TIM						
1107/1870	1/10/2007	WD	Q	V		174,000
GRANTOR: ESME EDWARDS						
GRANTEE: DONALD & ERIKA ENG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,10] W17 S15 W3 S25 E3 S15 E13 N3 E12 N5 N8 E10 U1R1 D4R4 E6 U4R4 N6 U3L3 U3R3 E8 N17 W11 N3 U3L3 W6 D3L3 S3 W18 N9 $
FGR=[ORIG=110,-11] E25 S22 W25 N22 $
FOP=[ORIG=121,11] W11 N1 W30 S9 E18 N3 U3R3 E6 D3R3 S3 E11 N8 $
FOP=[ORIG=118,36] W5 D3L3 D3R3 S6 D4L4 W6 U4L4 D1L1 W10 S8 E30 N21 $
UAT=[ORIG=141,-11] E13 S22 W13 N22 $
.

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	1,530.00	UT	3.00	3.00	100	2022	2021		100	4,590	
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 9,390

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	6.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 6.20 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 11/17/2025 BY SYS