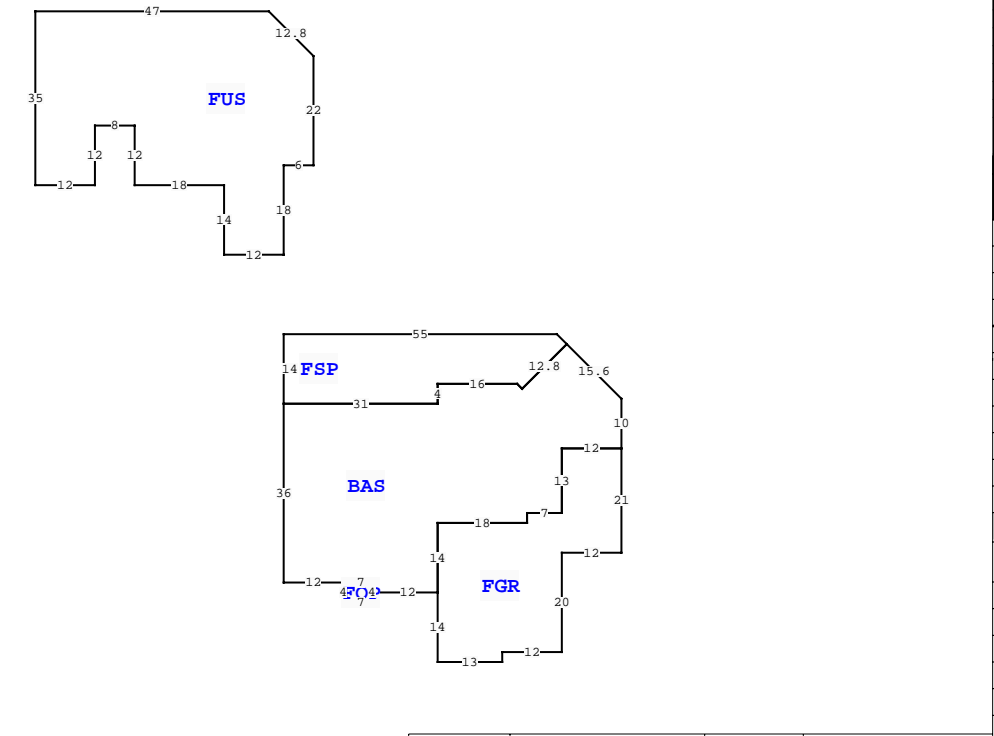


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,799	123.4626	138.28	663,606	2008	2008	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2013 Heated Area: 4009 HX Base Yr 2013													



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	2,041	100		2,041	237,072
FGR	942	55		518	60,168
FOP	28	30		8	929
FSP	661	40		264	30,665
FUS	1,968	100		1,968	228,593
TOTALS	5,640			4,799	557,429

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				557,429	
TOTAL MARKET OB/XF VALUE				30,497	
TOTAL LAND VALUE - MARKET				61,462	
TOTAL MARKET VALUE				649,388	
SOH/AGL Deduction				228,063	
ASSESSED VALUE				421,325	
TOTAL EXEMPTION VALUE				HX HB 50,722	
BASE TAXABLE VALUE				370,603	
TOTAL JUST VALUE				649,388	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				616,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27415	POOL ENCL	50	10/09/2008
27321	POOL	165	09/08/2008
26746	SFR	1,566	02/12/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/2305	6/22/2012	WD	U	I	37	325,000
GRANTOR: CHARLES & LANE BRISCO						
GRANTEE: WILFREDO & YOLANDA						
1200/2469	8/31/2010	WD	Q	I	01	406,000
GRANTOR: JOHN A & KAREN L DEAR						
GRANTEE: CHARLES & LANE BRIS						

EXTRA FEATURES														861 NW BLACKBERRY CIR, LAKE CITY		
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	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0280	POOL R/CON	0	100	13	28	UT	70.00	70.00	100	2008	2008	3	61	15,543	
3	0282	POOL ENCL	0	100	28	44	UT	15.00	15.00	100	2008	2008	3	40	7,392	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2008	2008	3	100	5,562	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/07/2025 MLU			

BUILDING DIMENSIONS													
BAS= S36 E12 FOP= S4 E7 N4 W7\$ E7 S2 E12 FGR= S14 E13 N2 E12 N20 E12 N21 W12 S13 W7 S2 W18 S14\$ N14 E18 N2 E7 N13 E12 N10 L11 U11 FSP= L2 U2 W55 S14 E31 N4 E16 D1 R1 R9 U9 \$ D9 L9 L1 U1 W16 S4 W31\$ PTR= N30 FUS= N18 E6 N22 L9 U9 W47 S35 E12 N12 E8 S12 E18 S14 E12\$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF										30,497	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.47	AC		1.00	1.00	1.25	11,000.00	13,750.00	61,462								