LOT 11 BLACKBERRY FARMS S/D.
WD 1023-840, WD 1143-443, WD
1143-445, WD 1373-1973, WD

CLINTON THERESA
889 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

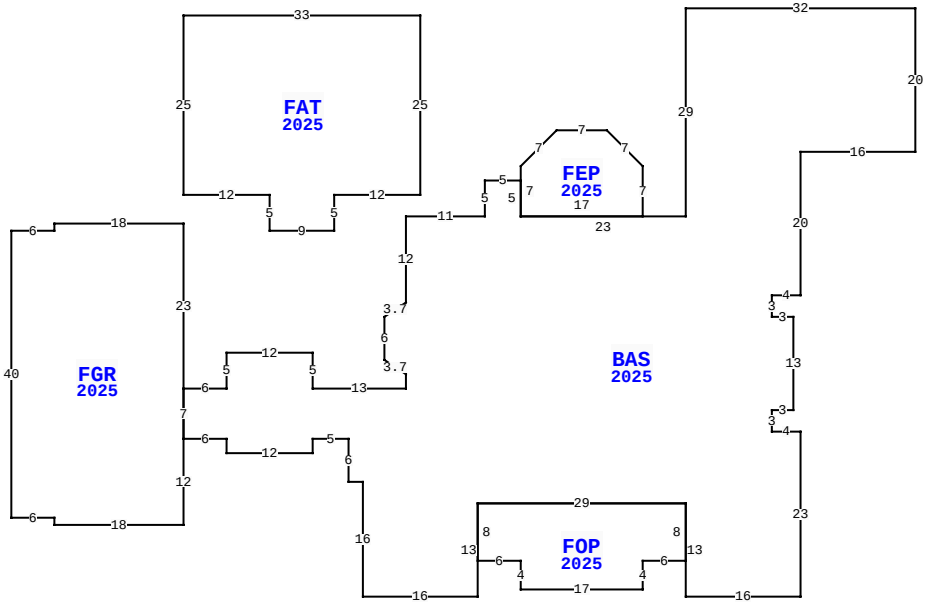
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	3,779	100	2025	3,779	465,182
FAT	870	20	2025	174	21,419
FEP	179	80	2025	143	17,603
FGR	996	55	2025	548	67,457
FOP	300	30	2025	90	11,079
TOTALS	6,124			4,734	582,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,734	111.0165	124.34	588,626	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 3779 HX Base Yr 2025



889 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		582,740
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		78,375
TOTAL MARKET VALUE		672,915
SOH/AGL Deduction		0
ASSESSED VALUE		672,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		622,193
TOTAL JUST VALUE		672,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048918	New Residential C	450,000	07/18/2024
000048627	Storage Building	14,000	11/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2347	7/06/2020	WD	Q	V	01	79,900
GRANTOR: RICHARD & LAURIE PERL						
GRANTEE: THERESA CLINTON						
1373/1973	11/28/2018	WD	Q	V	01	100,000
GRANTOR: DAVID L & LORAINE A W						
GRANTEE: RICHARD & LAURIE PE						

BUILDING NOTES

EXTRA FEATURES

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	0296	SHED METAL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
3	0260	PAVEMENT-A	0	100	0	0	2,000.00	UT	2.00	2.00	100	2025	2024		100	4,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,-19] W32 S29 W23 N5 W5 S5 W11 S12 D2L3 S6 D2R3 S2 W13 N5 W12 S5 W6 S7 E6 S2 E12 N2 E5 S6 E2 S16 E16 N13 E29 S13 E16 N23 W4 N3 E3 N13 W3 N3 E4 N20 E16 N20 $
FGR=[YR=2025;ORIG=-82,11] W18 S1 W6 S40 E6 S1 E18 N12 N7 N23 $
FAT=[YR=2025;ORIG=-49,-18] W33 S25 E12 S5 E9 N5 E12 N25 $
FOP=[YR=2025;ORIG=-41,50] S8 E6 S4 E17 N4 E6 N8 W29 $
FEP=[YR=2025;ORIG=-23,-2] W7 D5L5 S7 E17 N7 U5L5 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,800

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.70	AC		1.00	1.00	1.25	11,000.00	13,750.00	78,375							

REVIEW DATE 01/18/2024 BY randall Total Acres: 5.70 Total Land Value: 78,375 Market: 0 Agricultural: 0 Common: 78,375 PRINTED 11/17/2025 BY SYS