LOT 13 BLACKBERRY FARMS S/D.
ORB 989-2674.

WHITE JOSEPH WAYNE/WHITE BARBARA THOMPSON
943 NW BLACKBERRY CIR
LAKE CITY, FL 32055

**2026**

**17-3S-16-02168-113**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

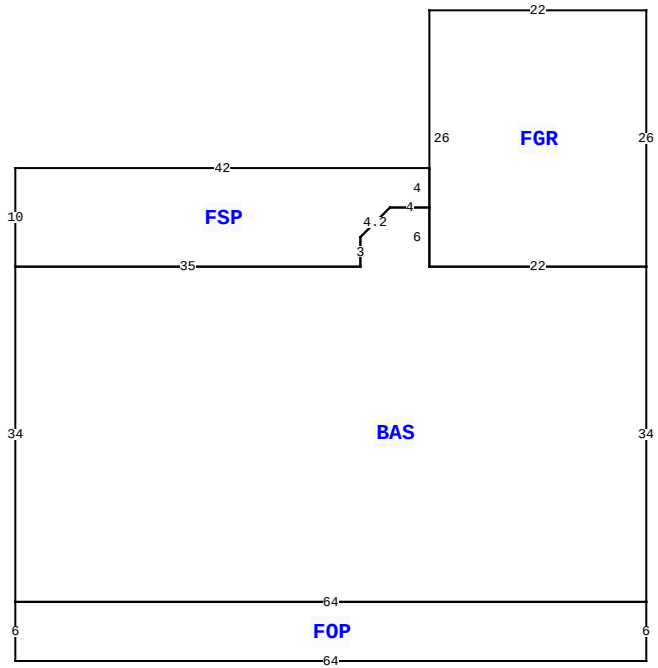
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 17316.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,214 | 100 | | 2,214 | 244,345 |
| FGR | 572 | 55 | | 315 | 34,765 |
| FOP | 384 | 30 | | 115 | 12,692 |
| FSP | 383 | 40 | | 153 | 16,885 |
| TOTALS | 3,553 | | | 2,797 | 308,687 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,797 | 120.1728 | 134.59 | 376,448 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2214 HX Base Yr 2008




943 NW BLACKBERRY CIR, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 308,687 |
| TOTAL MARKET OB/XF VALUE | | 10,720 |
| TOTAL LAND VALUE - MARKET | | 54,890 |
| TOTAL MARKET VALUE | | 374,297 |
| SOH/AGL Deduction | | 108,787 |
| ASSESSED VALUE | | 265,510 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 209,788 |
| TOTAL JUST VALUE | | 374,297 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 378,062 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042063 | Roof Replacement | 17,500 | 06/02/2021 |
| 25325 | SFR | 696 | 12/20/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0989/2674 | 7/28/2003 | WD | Q | V | | 47,500 |

GRANTOR: DANIEL CRAPPS
GRANTEE: JOSEPH WAYNE WHITE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N34 FGR= N26 W22 S26 E22$ W22 N6 FSP= N4 W42 S10 E35 N3 R3 U3 E4$ W4 D3 L3 S3 W35 S34 FOP= S6 E64 N6 W64$ E64$.

## 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 | 3,040.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 9,120 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2023 | 2022 | | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,720

| 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 | 4.99 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 54,890 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 4.99 Total Land Value: 54,890 Market: 0 Agricultural: 0 Common: 54,890 PRINTED 11/17/2025 BY SYS