

LOT 14 BLACKBERRY FARMS S/D.
936-2274,

MANSMANN RICHARD
1025 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 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	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

NEIGHBORHOOD/LOC 17316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100		2,604	284,661
FGR	705	55		388	42,415
FOP	207	30		62	6,778
FOP	256	30		77	8,418

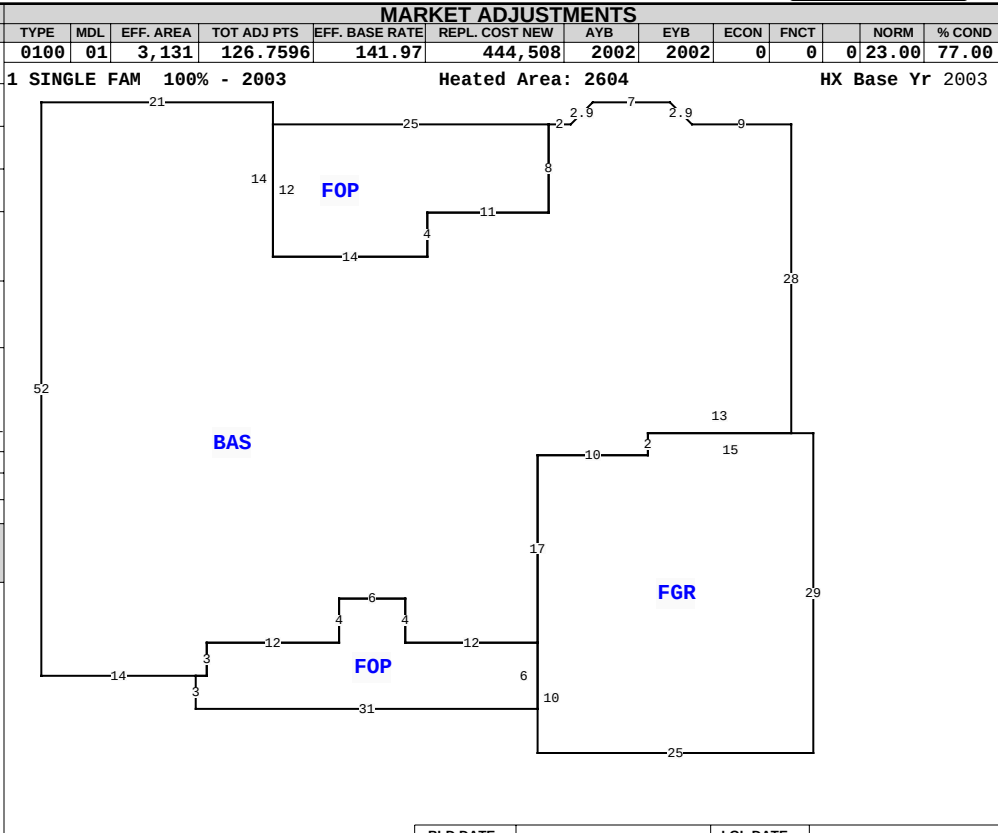
TOTALS 3,772 3,131 342,271

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	4,370.00	UT	2.00	100	2002	2002	3	100	8,740	
3	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	100	2007	2007	3	54	21,773	
4	0282	POOL ENCL	0	100	31	46	1,426.00	UT	15.00	100	2007	2007	3	40	8,556	
5	0296	SHED METAL	0	100	30	40	1,200.00	UT	9.00	70	2015	2015	3	70	7,560	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	4.43	AC		1.00	1.00	1.00	11,000.00	11,000.00	48,730							



1025 NW BLACKBERRY CIR, LAKE CITY

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

TOTAL OB/XF																	47,829
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		342,271
TOTAL MARKET OB/XF VALUE		47,829
TOTAL LAND VALUE - MARKET		48,730
TOTAL MARKET VALUE		438,830
SOH/AGL Deduction		122,293
ASSESSED VALUE		316,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,815
TOTAL JUST VALUE		438,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37864	MAINT/ALTR	95	03/14/2019
32852	STORAGE	110	04/09/2015
25613	POOL ENCL	80	03/14/2007
25392	POOL	175	01/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/2274	10/05/2001	WD	Q	V		42,400

GRANTOR: DANIEL CRAPPS

GRANTEE: RICHARD MANSMANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 U2 L2 W7 L2 D2 W2 FOP= W25 S12 E14 N4 E11 N8\$ S8 W11 S4 W14 N14 W21 S52 E14 FOP= S3 E31 N6 W12 N4 W6 S4 W12 S3 W1\$ E1 N3 E12 N4 E6 S4 E12 FGR= S10 E25 N29 W15 S2 W10 S17\$ N17 E10 N2 E13 N28\$.