LOT 16 BLACKBERRY FARMS S/D.
986-623, 1062-2166, 1128-1370, C

WILLIAMS DAVID L/WILLIAMS LORRAINE A
1097 NW BLACKBERRY CIR
LAKE CITY, FL 32055-5088

2026

17-3S-16-02168-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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

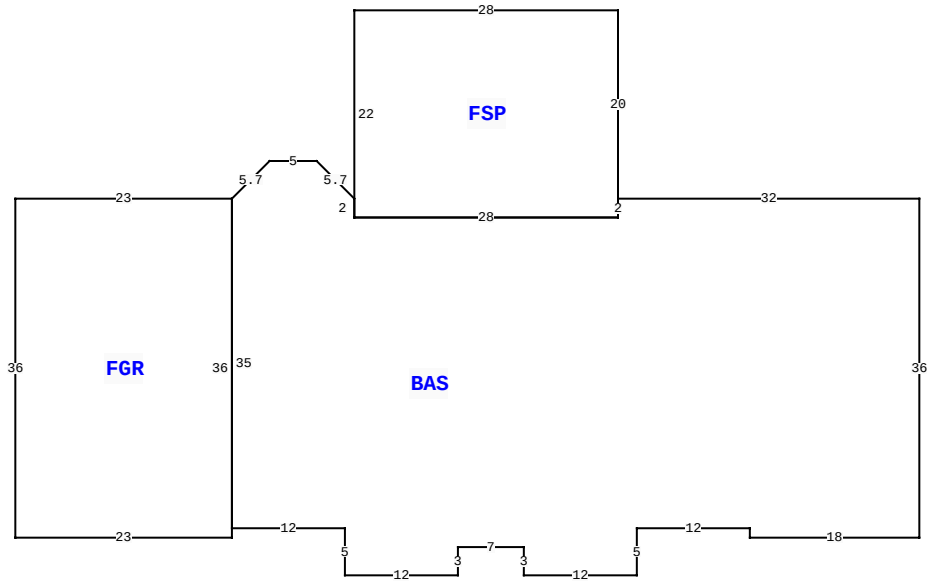
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 17316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,687	100		2,687	309,459
FGR	828	55		455	52,402
FSP	616	40		246	28,332
TOTALS	4,131			3,388	390,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,388	125.4000	140.45	475,845	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2016 Heated Area: 2687 HX Base Yr 2016



1097 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		390,193
TOTAL MARKET OB/XF VALUE		11,615
TOTAL LAND VALUE - MARKET		57,330
TOTAL MARKET VALUE		459,138
SOH/AGL Deduction		178,388
ASSESSED VALUE		280,750
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		180,028
TOTAL JUST VALUE		459,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051337	Roof Replacement	33,500	10/31/2024
24406	SFR	817	04/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1859	2/05/2019	WD	U	V	11	100
GRANTOR: DAVID L WILLIAMS						
GRANTEE: DAVID L WILLIAMS &						
1377/1174	12/06/2018	WD	U	I	11	0
GRANTOR: CFM REI LLC						
GRANTEE: DAVID L WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N20 W28 S22 E28 N2$ S2 W28 N2 U4 L4 W5 D4 L4
FGR= W23 S36 E23 N36$ S35 E12 S5 E12 N3 E7 S3 E12 N5 E12 S1
E18 N36$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	6,410.00	UT	1.50	1.50	100	2007	2007	3	100	9,615	

LAND DESCRIPTION

TOTAL OB/XF 11,615

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	2.79	AC		1.00	1.00	1.00	12,000.00	12,000.00	33,480							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.65	AC		1.00	1.00	0.75	12,000.00	9,000.00	23,850							

REVIEW DATE 11/19/2024 BY JS Total Acres: 5.44 Total Land Value: 57,330 Market: 0 Agricultural: 0 Common: 57,330 PRINTED 11/18/2025 BY SYS