LOT 19 BLACKBERRY FARMS S/D.
935-2064, WD 1044-389, WD 1495-9

CRAPPS AILEEN
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

17-3S-16-02168-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

498 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	0
TOTAL MARKET OB/XF VALUE	12,600
TOTAL LAND VALUE - MARKET	46,420
TOTAL MARKET VALUE	59,020
SOH/AGL Deduction	0
ASSESSED VALUE	59,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,020
TOTAL JUST VALUE	59,020
NCON VALUE	12,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053093	Storage Building	17,748	05/12/2025
000049693	New Residential C	599,000	06/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/936	7/10/2023	WD	Q	V	01	95,000
GRANTOR: WAITE MARY A						
GRANTEE: CRAPPS AILEEN						
1044/0389	4/21/2005	WD	Q	V		85,000
GRANTOR: RANSOM & MOORE						
GRANTEE: MARY A WAITE & CLAI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	25	28	700.00	UT	18.00	18.00	100	2026	2025		100	12,600	

TOTAL OB/XF 12,600

LAND DESCRIPTION

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	4.22	AC		1.00	1.00	1.00	11,000.00	11,000.00	46,420							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 4.22 Total Land Value: 46,420 Market: 0 Agricultural: 0 Common: 46,420 PRINTED 11/18/2025 BY SYS