

LOT 21 BLACKBERRY FARMS S/D.  
936-1619, WD 1382-2779, WD 1397-

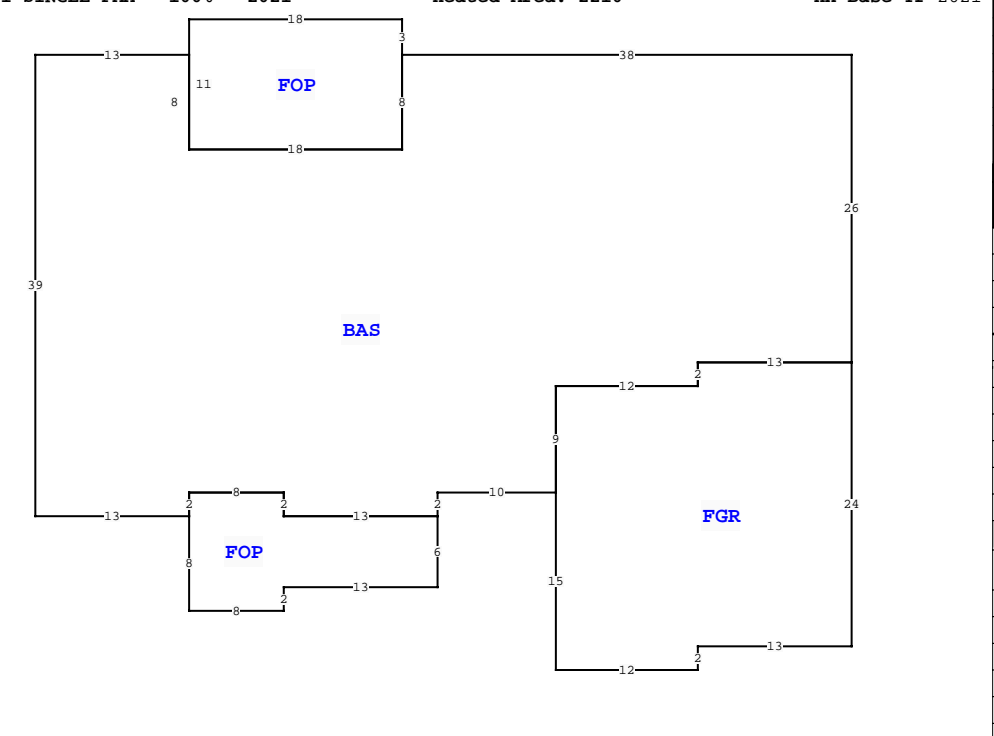
BROTHERTON DAVID EDWARD/BROTHERTON PAULA CHRISTINE  
1044 NW BLACKBERRY CIR  
LAKE CITY, FL 32055

**2025**

17-3S-16-02168-121  
17-3S-16-02168-121

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
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
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
BAS	2,210
FGR	600
FOP	158
FOP	198
TOTALS	3,166

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND			
0100	01	2,646	123.9700	138.85	367,397		2020		2020	0	0	1	4.00	95.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			349,027
TOTAL MARKET OB/XF VALUE			34,567
TOTAL LAND VALUE - MARKET			38,100
TOTAL MARKET VALUE			421,694
SOH/AGL Deduction			62,396
ASSESSED VALUE			359,298
TOTAL EXEMPTION VALUE	HX HB 13		359,298
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			421,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41458	POOL ENCLOSURE		03/04/2021
40400	STORAGE	0	08/20/2020
38905	SFR	0	11/18/2019
41224	POOL		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0277	5/06/2020	WD Q	Q	I	01	322,400
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: DAVID E & PAULA C B						
1397/2451	10/31/2019	WD Q	Q	V	01	30,000
GRANTOR: MAXIMUM REAL ESTATE L						
GRANTEE: GIBRALTAR CONTRACTI						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100		2,210	291,516
FGR	600	55		330	43,530
FOP	158	30		47	6,200
FOP	198	30		59	7,782
TOTALS	3,166			2,646	349,027

1044 NW BLACKBERRY CIR, LAKE CITY  
BLD DATE: 04/07/2025 MLU  
XF DATE: \_\_\_\_\_  
INC DATE: \_\_\_\_\_  
LGL DATE: \_\_\_\_\_  
LAND DATE: \_\_\_\_\_  
AG DATE: \_\_\_\_\_

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	0166	CONC, PAVMT	0	100	0	2,088.00	UT	2.25	2.25	100	2020	2020	3	100	4,698	
2	0030	BARN, MT	0	100	24	1.00	UT	6,480.00	6,480.00	100	2021	2020		100	6,480	
3	0280	POOL R/CON	0	100	23	253.00	UT	38.00	38.00	100	2022	2021		95	9,133	
4	0282	POOL ENCL	0	100	44	1,188.00	UT	15.00	15.00	100	2022	2021		80	14,256	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W38 FOP= N3 W18 S11 E18 N8S S8 W18 N8 W13 S39 E13 FOP= S8 E8 N2 E13 N6 W13 N2 W8 S2S N2 E8 S2 E13 N2 E10 FGR= S15 E12 N2 E13 N24 W13 S2 W12 S9S N9 E12 N2 E13 N26S.													

LAND DESCRIPTION														TOTAL OB/XF										
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	2.54	AC		1.00	1.00	1.00	15,000.00	15,000.00	38,100							