

LOT 25 BLACKBERRY FARMS S/D.
940-2521. WD 1047-1323, DC 1356-

MAULDEN EVAN WYATT/MAULDEN CODI M
774 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-125

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100

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	2,387	100	2024	2,387	386,492
FGR	700	55	2024	385	62,338
FHS	508	60	2024	305	49,384
FOP	256	30	2024	77	12,468
FOP	330	30	2024	99	16,030
FST	40	55	2024	22	3,562

TOTALS	4,221			3,275	530,274
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,080.00	UT	3.00	3.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0030	BARN, MT	0 100	0	0	1,140.00	UT	18.00	18.00

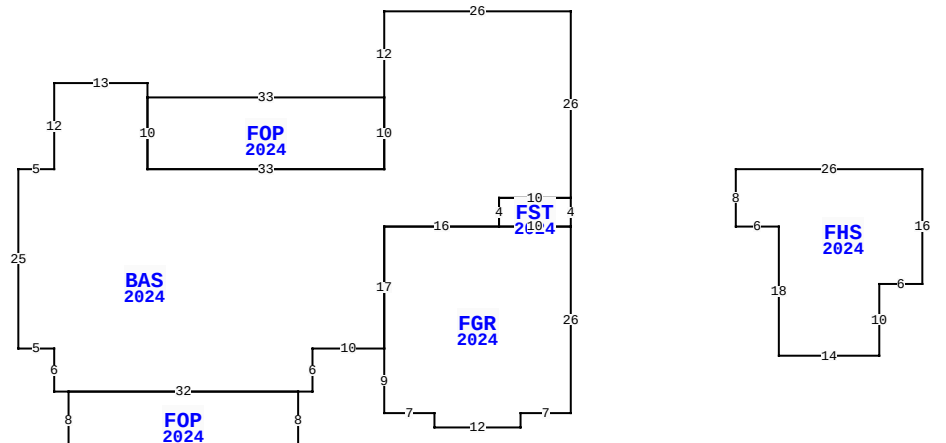
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.27

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2024

Heated Area: 2895

HX Base Yr 2024



774 NW BLACKBERRY CIR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

TOTAL OB/XF									
24,960									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,080.00	UT	3.00	3.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		530,274	
TOTAL MARKET OB/XF VALUE		24,960	
TOTAL LAND VALUE - MARKET		34,050	
TOTAL MARKET VALUE		589,284	
SOH/AGL Deduction		141,339	
ASSESSED VALUE		447,945	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		397,223	
TOTAL JUST VALUE		589,284	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		594,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049480	Storage Building	24,000	03/21/2024
000043530	New Residential C	300,000	02/21/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1499/1350	9/22/2023	WD	Q	I	01
GRANTOR: SPARKS CONSTRUCTION &					750,000
GRANTEE: MAULDEN EVAN WYATT					
1499/1346	9/14/2023	WD	U	V	11
GRANTOR: FIRST FEDERAL BANK					100
GRANTEE: SPARKS CONSTRUCTION					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=70,10] S25 E5 S6 E2 E32 E2 N6 E10 N17 E16 N4 E10 N26 W26 S12 S10 W33 N10 N2 W13 S12 W5 \$									
FGR=[YR=2024;ORIG=121,18] S17 S9 E7 S2 E12 N2 E7 N26 W10 W16 \$									
FHS=[YR=2024;ORIG=170,10] S8 E6 S18 E14 N10 E6 N16 W26 \$									
FOP=[YR=2024;ORIG=88,0] E33 S10 W33 N10 \$									
FST=[YR=2024;ORIG=137,14] S4 E10 N4 W10 \$									