

LOT 26 BLACKBERRY FARMS S/D.
WD 1017-531 & WD 1224-1081,

AROCHO OMAR R/AROCHO LUZ E
640 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-126



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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
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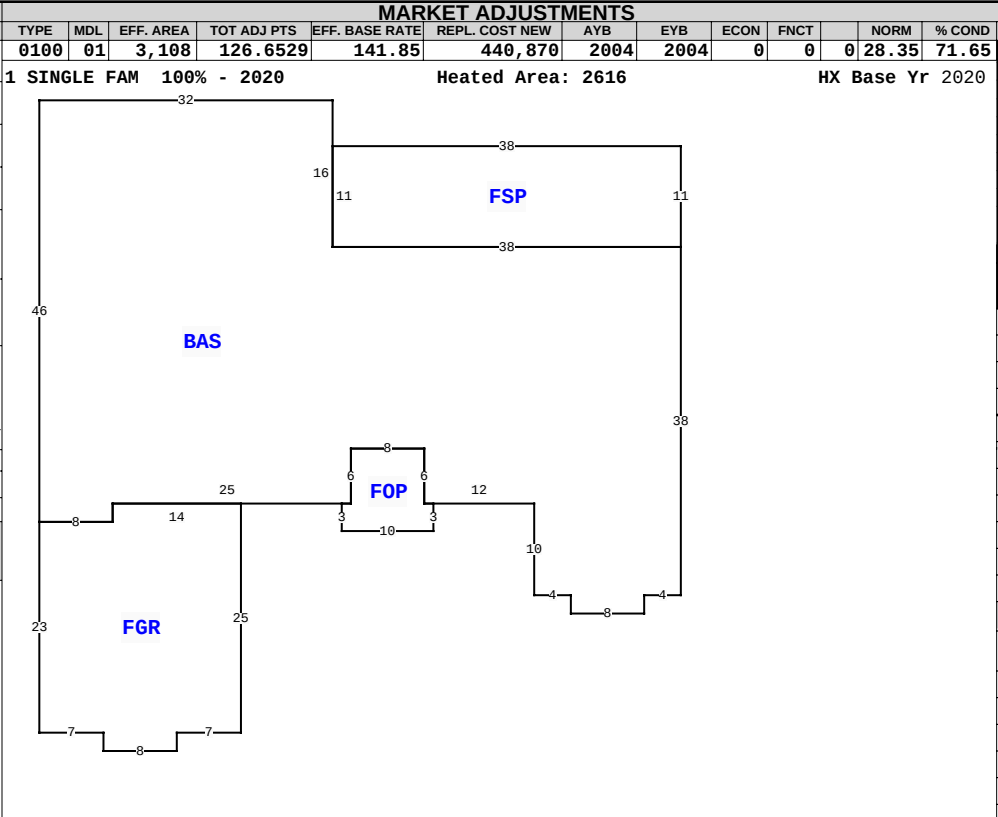
NEIGHBORHOOD/LOC	17316.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,616	100		2,616	265,879
FGR	550	55		302	30,694
FOP	78	30		23	2,338
FSP	418	40		167	16,973

TOTALS	3,662			3,108	315,883
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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	0	3,642.00	UT 2.00
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00
3	0031	BARN, MT AE	0	100	0	0	0	1.00	UT 0.00
4	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00

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	2.62



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

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	0	0	3,642.00	UT 2.00	100	2004	2004	3	100	7,284	
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	2005	2005	3	100	2,500	
3	0031	BARN, MT AE	0	100	0	0	0	1.00	UT 0.00	100	2019	2019	3	100	12,000	
4	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00	100	2019	2019	3	100	2,500	

TOTAL OB/XF										24,284						
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
1	0100	C	SFR	100		A-1	0.00	0.00	2.62	AC		1.00	1.00	1.00	15,000.00	15,000.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		315,883	
TOTAL MARKET OB/XF VALUE		24,284	
TOTAL LAND VALUE - MARKET		39,300	
TOTAL MARKET VALUE		379,467	
SOH/AGL Deduction		91,167	
ASSESSED VALUE		288,300	
TOTAL EXEMPTION VALUE		HX HB 13	288,300
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		379,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047716	Solar Power Syste	37,296	07/24/2023
000046473	Roof Replacement	20,000	02/07/2023
38305	STORAGE	144	07/02/2019
20939	SFR	460	08/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1379/1138	2/28/2019	WD	Q	I	01
GRANTOR: WILLIAM GREEN JR & BE					
GRANTEE: OMAR R & LUZ E AROC					
1224/1081	10/26/2011	WD	Q	I	01
GRANTOR: CHARLES & KIMBERLY CO					
GRANTEE: WILLIAM GREEN JR &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W32 S46 FGR= S23 E7 S2 E8 N2 E7 N25 W14 S2 W8\$ E8 N2 E25					
FOP= S3 E10 N3 W1 N6 W8 S6 W1\$ E1 N6 E8 S6 E12 S10 E4 S2 E8					
N2 E4 N38 FSP= N11 W38 S11 E38\$ W38 N16\$.					