LOT 27 BLACKBERRY FARMS S/D.

ORB 943-15999,

CARSWELL ALEX L JR/CARSWELL PAMELA J
612 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2025

17-3S-16-02168-127

BUILDING CHARACTERISTICS

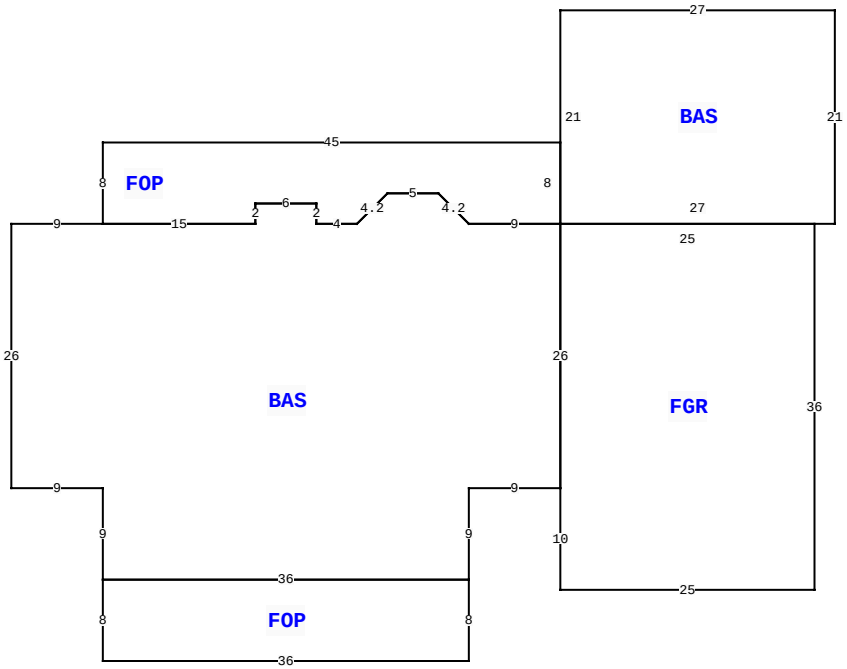
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	567	100		567	53,941
BAS	1,764	100		1,764	167,817
FGR	900	55		495	47,092
FOP	288	30		86	8,182
FOP	324	30		97	9,228
TOTALS	3,843			3,009	286,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,009	117.1566	131.22	394,841	2002	2002	0	0	0	27.50	72.50

1 SINGLE FAM – 100% - 2003 Heated Area: 2331 HX Base Yr 2003



612 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,260
TOTAL MARKET OB/XF VALUE		8,438
TOTAL LAND VALUE - MARKET		42,150
TOTAL MARKET VALUE		336,848
SOH/AGL Deduction		105,204
ASSESSED VALUE		231,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,922
TOTAL JUST VALUE		336,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19114	SFR	417	01/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0943/1599	1/04/2002	WD	Q	V		35,200

GRANTOR: DANIEL CRAPPS

GRANTEE: ALEX L JR & PAMELA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S26 E9 S9 FOP= S8 E36 N8 W36$ E36 N9 E9 FGR= S10 E25 N36 W25 S26$ N26 BAS= E27 N21 W27 S21$ FOP= N8 W45 S8 E15 N2 E6 S2 E4 R3 U3 E5 D3 R3 E9$ W9 L3 U3 W5 D3 L3 W4 N2 W6 S2 W15$.

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	0166	CONC,PAVMT	0	100	0	0	1,229.00	UT	2.00	2.00	100	2002	2002	3	100	2,458	
2	0166	CONC,PAVMT	0	100	0	0	2,990.00	UT	2.00	2.00	100	2002	2002	3	100	5,980	

LAND DESCRIPTION

TOTAL OB/XF 8,438

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	2.81	AC		1.00	1.00	1.00	15,000.00	15,000.00	42,150							

REVIEW DATE 01/31/2023 BY KS Total Acres: 2.81 Total Land Value: 42,150 Market: 0 Agricultural: 0 Common: 42,150 PRINTED 06/19/2025 BY SYS