

LOT 28 BLACKBERRY FARMS S/D.
1000-696, DC 1356-115, WD 1356
-116,

BREEDLOVE TRISTAN/BREEDLOVE TERRI L
580 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-128



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,278	100		2,278	234,378
FGR	693	55		381	39,200
FOP	248	30		74	7,614
FSP	300	40		120	12,346
FST	320	55		176	18,108

TOTALS 3,839 3,029 311,646

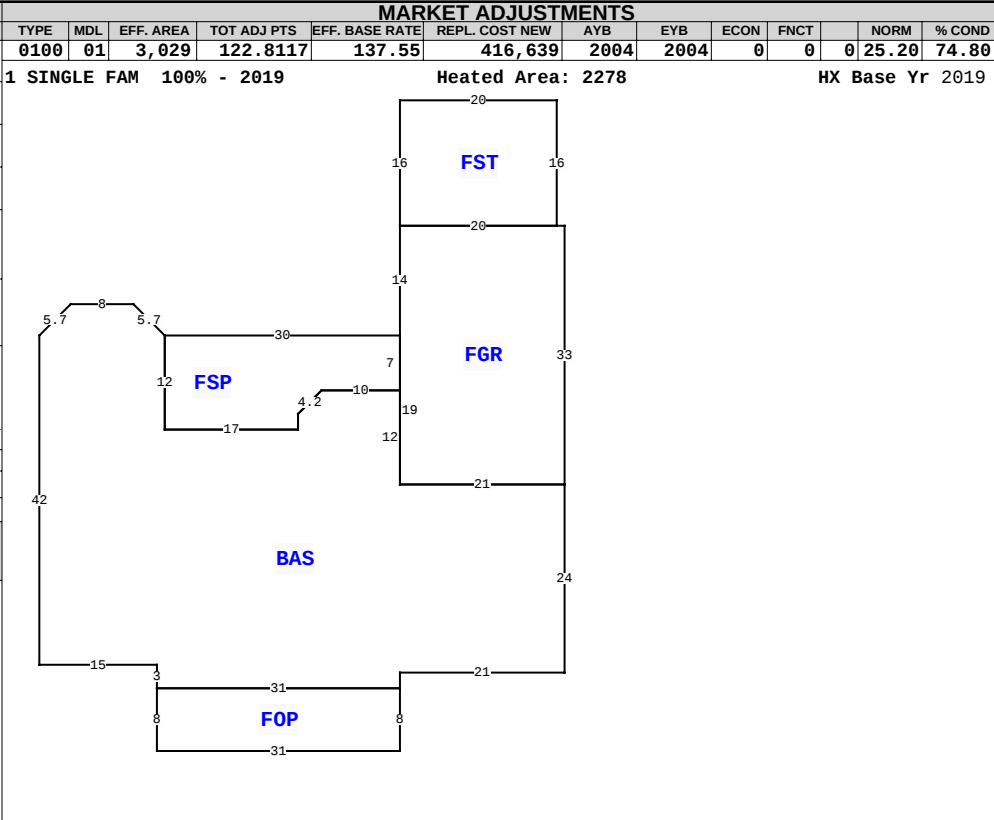
EXTRA FEATURES

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	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0 100	3 92	276.00	UT	2.00	2.00	100	2004	2004	3	100	552	
3	0260	PAVEMENT-A	0 100	0 0	5,904.00	UT	1.10	1.10	100	2004	2004	3	100	6,494	
4	0280	POOL R/CON	0 100	14 32	448.00	UT	70.00	70.00	100	2005	2005	3	47	14,739	
5	0282	POOL ENCL	0 100	34 46	1,564.00	UT	15.00	15.00	100	2005	2005	3	40	9,384	
6	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,500	
7	0020	BARN, FR	0 100	24 60	1.00	UT	13,000.00	13,000.00	100	2023	2022		100	13,000	

LAND DESCRIPTION

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	2.88	AC		1.00	1.00	1.00	15,000.00	15,000.00	43,200							

REVIEW DATE 01/31/2023 BY KS



580 NW BLACKBERRY CIR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

04/07/2025 MLU

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		311,646
TOTAL MARKET OB/XF VALUE		48,669
TOTAL LAND VALUE - MARKET		43,200
TOTAL MARKET VALUE		403,515
SOH/AGL Deduction		167,512
ASSESSED VALUE		236,003
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,281
TOTAL JUST VALUE		403,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041915	Roof Replacement	18,000	05/14/2021
23131	POOL	150	05/11/2005
21681	SFR	672	04/02/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1356/0116	3/19/2018	WD	Q	I	01
GRANTOR: GLADYS HARPER					SALE PRICE
GRANTEE: TRISTAN & TERRI L B					
1000/0696	11/19/2003	WD	Q	V	
GRANTOR: CRAPPS					33,300
GRANTEE: TONY & GLADYS HARPE					

GRANTEE: TONY & GLADYS HARPE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 D4 L4 S42 E15 S3 FOP= S8 E31 N8 W31\$ E31 N2 E21 N24
FGR= N33 W1 FST= N16 W20 S16 E20\$ W20 S14 FSP= W30 S12 E17 N2
R3 U3 E10 N7\$ S19 E21\$ W21 N12 W10 D3 L3 S2 W17 N12 L4 U4
\$.

Total Acres: 2.88 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/06/2025 BY SYS