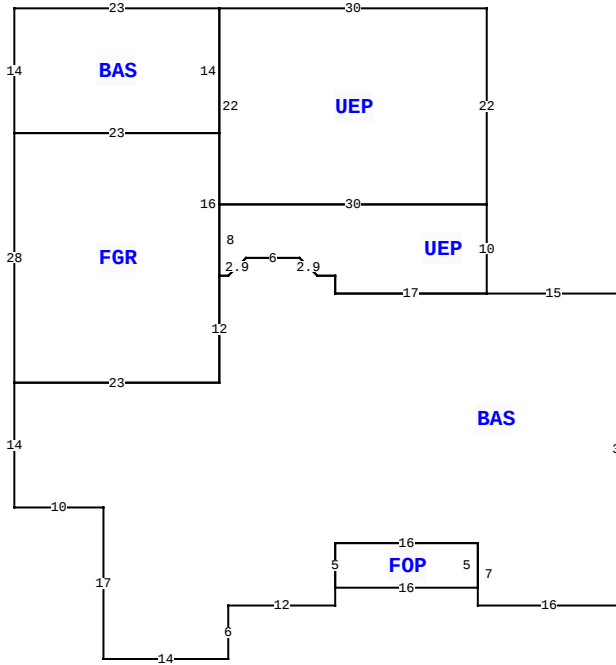


LEE TANYA Y
1214 NW BLACKBERRY CIR
LAKE CITY, FL 32055

17-3S-16-02168-129

LAKE CITY, FL 32055

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION								TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	VINYL SID 70								0100	01	3,305	122.5983	137.31	453,810	2005	2005	0	0	0	23.50	76.50	VALUATION BY					STANDARD						
Exterior Wall	19	COMMON BRK 30								1 SINGLE FAM 100% - 2019										Heated Area: 2376 HX Base Yr 2019														
Roof Structure	08	IRREGULAR 100																		BUILDING MARKET VALUE										347,165				
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										14,062				
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										36,750				
Interior Floor	12	HARDWOOD 90																		TOTAL MARKET VALUE										397,977				
Interior Floor	15	HARDTILE 10																		SOH/AGL Deduction										226,114				
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										171,863				
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722				
Bedrooms		3 100																		BASE TAXABLE VALUE										121,141				
Bathrooms		2.5 100																		TOTAL JUST VALUE										397,977				
Frame Stories	02	WOOD FRAME 100																		NCON VALUE										0				
Architectual Units	05	CONV 100								INCOME VALUE																								
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE										403,586														
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	322	100		322	33,824																													
BAS	2,054	100		2,054	215,757																													
FGR	644	55		354	37,185																													
FOP	80	30		24	2,521																													
UEP	258	60		155	16,281																													
UEP	660	60		396	41,597																													
TOTALS	4,018			3,305	347,165																													
EXTRA FEATURES					1214 NW BLACKBERRY CIR, LAKE CITY										BLD DATE					LGL DATE					04/07/2025 MLU									
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	2005	2005	3	100	2,000																			
2	0166	CONC, PAVMT	0 100	0	0	1,917.00	UT	2.00	2.00	100	2005	2005	3	100	3,834																			
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,500																			
4	0083	DOCK-LAKE	0 100	0	0	1.00	UT	11.50	11.50	100	2021	2020		66	8																			
5	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200																			
6	0166	CONC, PAVMT	0 100	16	38	608.00	UT	2.50	2.50	100	2021	2020		100	1,520																			
LAND DESCRIPTION																	TOTAL OB/XF 14,062																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.45	AC		1.00	1.00	1.00	15,000.00	15,000.00	36,750																	
REVIEW DATE 01/31/2023 BY KS Total Acres: 2.45 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 09/19/2025 BY SYS																																		