

LOT 30 BLACKBERRY FARMS S/D.
WD 1031-2021, WD 1350-292,

ELLIS BILLY R/ELLIS TERESA D
282 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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/
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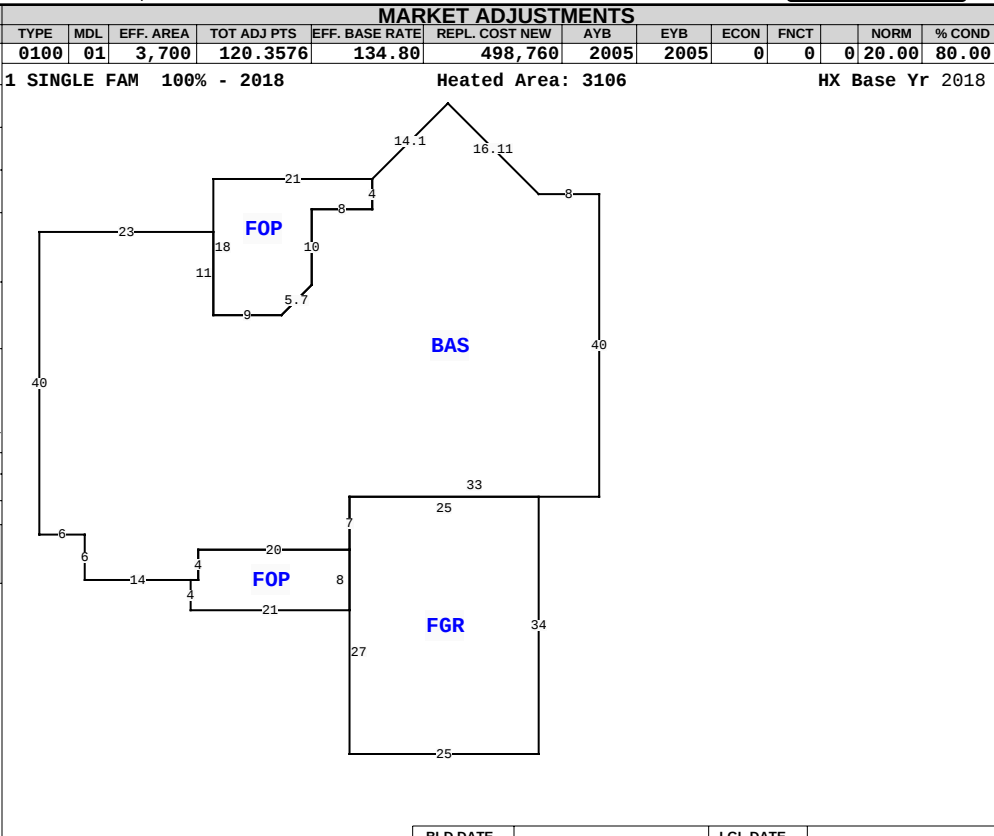
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,106	100		3,106	334,951
FGR	850	55		468	50,469
FOP	164	30		49	5,284
FOP	258	30		77	8,304

TOTALS	4,378			3,700	399,008
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC,PAVMT	0	100	0	0	3,032.00	UT	2.00
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00
4	0282	POOL ENCL	0	100	0	0	1,634.00	UT	15.00
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

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	5.01

REVIEW DATE	01/31/2023	BY	KS
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282 NW BLACKBERRY CIR, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
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XF DATE	INC DATE	AG DATE

TOTAL OB/XF									
50,208									

Total Acres: 5.01	Total Land Value: 55,110	Market: 0	Agricultural: 0	Common: 55,110
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		399,008	
TOTAL MARKET OB/XF VALUE		50,208	
TOTAL LAND VALUE - MARKET		55,110	
TOTAL MARKET VALUE		504,326	
SOH/AGL Deduction		132,905	
ASSESSED VALUE		371,421	
TOTAL EXEMPTION VALUE		87,292	
BASE TAXABLE VALUE		284,129	
TOTAL JUST VALUE		504,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		510,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041612	Roof Replacement	18,000	03/26/2021
38273	STORAGE	147	06/25/2019
28746	POOL ENCL	95	07/23/2010
28648	POOL	200	06/11/2010
22274	SFR	878	09/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1350/0292	12/13/2017	WD	Q	I	01
GRANTOR: CHRISTOPHER D & VICTO					
GRANTEE: BILLY R & TERESA D					
1031/2021	11/11/2004	WD	Q	V	
GRANTOR: DANIEL CRAPPS					
GRANTEE: CHRISTOPHER D & VIC					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W8 L12 U12 D10 L10 FOP= W21 S18 E9 R4 U4 N10 E8 N4\$ S4 W8 S10 D4 L4 W9 N11 W23 S40 E6 S6 E14 FOP= S4 E21 N8 W20 S4 W1\$ E1 N4E20 FGR= S27 E25 N34 W25 S7\$ N7 E33 N40\$.									