BEG NW COR OF NE1/4, E 748.58 FT
78 DEG W 804.13 FT, N 725 FT TO
FOR BIRLEY RD AS DESC ORB 946-11

AROCHO WILFREDO
861 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

32-3S-16-02420-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

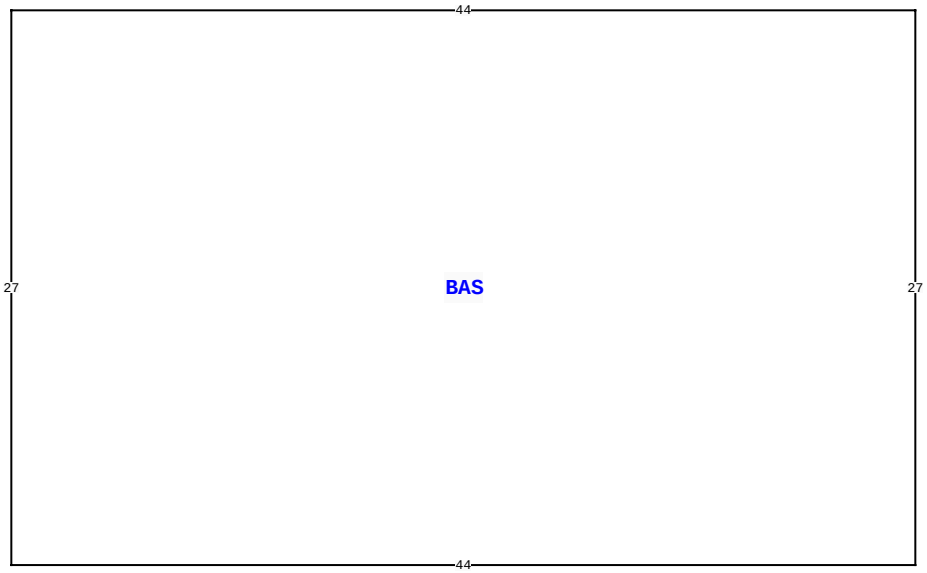
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	27,928
TOTALS	1,188			1,188	27,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	91.1200	54.67	64,948	2004	2004	0	0	0	57.00	43.00

2 MOBILE HME 0% - 0 Heated Area: 1188 HX Base Yr



363 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,928
TOTAL MARKET OB/XF VALUE	9,983
TOTAL LAND VALUE - MARKET	96,600
TOTAL MARKET VALUE	50,607
SOH/AGL Deduction	0
ASSESSED VALUE	50,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,607
TOTAL JUST VALUE	134,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,109

BLDG:1:1: CONC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21584	M H	250	03/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2728	9/05/2014	WD	Q	I	01	74,000
GRANTOR: PATRICIA CHRISTINE MA						
GRANTEE: WILDREDO AROCHO						
1257/2760	7/08/2013	QC	U	I	11	100
GRANTOR: IRIS JEANETTE PUESCHE						
GRANTEE: IRIS JEANETTE PUESC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	0021	BARN,FR AE	0	0	17	17	1.00	UT	943.00	943.00	30	0	0	3	30	283	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,983

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.80	AC		1.00	1.00	1.00	7,000.00	7,000.00	89,600							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.80	AC		1.00	1.00	1.00	445.00	445.00	5,696							

REVIEW DATE 06/27/2023 BY KS Total Acres: 13.80 Total Land Value: 12,696 Market: 89,600 Agricultural: 5,696 Common: 7,000 PRINTED 10/07/2025 BY SYS