

LOT 2 BLACKBERRY FARMS S/D.
ORB 973-1465, WD 1007-1847.
WD 1122-1806

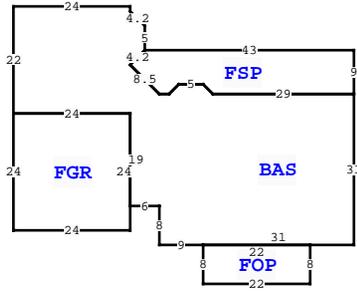
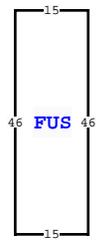
MEDINA RAUL E/RODRIGUEZ JESSICA
457 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-102


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	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
BAS	1,962	100	
FGR	576	55	
FOP	176	30	
FSP	378	40	
FUS	690	100	
TOTALS	3,782		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2008		446,568	2004	2004	0	0	26.25	73.75
				Heated Area:	2652			HX Base Yr	2008		



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2005
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	100	2023

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
457 NW BLACKBERRY CIR, LAKE CITY											
TOTAL OB/XF: 4,500											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	3.63	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	12,000.00	12,000.00	43,560							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		329,344	
TOTAL MARKET OB/XF VALUE		4,500	
TOTAL LAND VALUE - MARKET		43,560	
TOTAL MARKET VALUE		377,404	
SOH/AGL Deduction		121,201	
ASSESSED VALUE		256,203	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		204,792	
TOTAL JUST VALUE		377,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041875	Roof Replacement	25,174	05/10/2021
21685	SFR	597	04/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1122/1806	6/21/2007	WD Q	Q	I		325,000
GRANTOR: R BRIAN & ZANDRA JES						
GRANTEE: RAUL E MEDINA & JES						
1007/1847	2/18/2004	WD Q	Q	V		38,500
GRANTOR: MARVIN & * JENNIFER VI						
GRANTEE: R BRIAN & ZANDRA N						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W24 S22 FGR= S24 E24 N24 W24\$ E24 S19 E6 S8 E9 FOP= S8 E22 N8 W22\$ E31 N31 FSP= N9 W43 L3 D3 D6 R6 E2 R2 U2 E5 D2 R8 E29\$ W29 L2 U2 W5 D2 L2 W2 L6 U6 U3 R3 N5 L3 U3 N1\$ PTR= N30 FUS= N46 W15 S46 E15\$ S30\$.											