LOT 3 BLACKBERRY FARMS S/D.

ORB 973-1465, WD 1004-1636.

VARNACKAS RAYMOND S/VARNACKAS MARGARET M
505 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-103

BUILDING CHARACTERISTICS

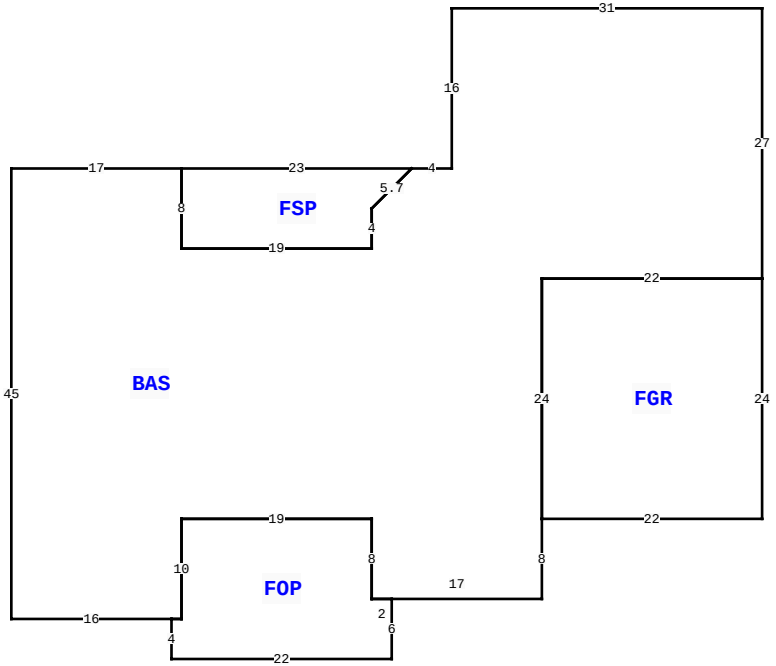
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	09	09
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	2,739	100		2,739	327,448
FGR	528	55		290	34,669
FOP	282	30		85	10,162
FSP	160	40		64	7,651
TOTALS	3,709			3,178	379,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,178	141.1488	155.26	493,416	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2005 Heated Area: 2739 HX Base Yr 2005



505 NW BLACKBERRY CIR, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	2,490.00	UT	2.00	2.00	100	2002	2002	3	100	4,980	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		379,930
TOTAL MARKET OB/XF VALUE		14,380
TOTAL LAND VALUE - MARKET		45,120
TOTAL MARKET VALUE		439,430
SOH/AGL Deduction		130,079
ASSESSED VALUE		309,351
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,940
TOTAL JUST VALUE		439,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041561	Roof Replacement	19,477	03/19/2021
19190	SFR	476	02/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/1636	1/13/2004	WD	Q	I		267,000
GRANTOR: MARVIN C & JENNIFER D						
GRANTEE: RAYMOND S & MARGARE						
0973/1465	1/31/2003	WD	Q	I		252,600
GRANTOR: DANIEL CRAPPS						
GRANTEE: DR MARVIN CLARK VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S16 W4 FSP= W23 S8 E19 N4 R4 U4 $ D4 L4 S4 W19 N8 W17 S45 E16 FOP= S4 E22 N6 W2 N8 W19 S10 W1$ E1 N10 E19 S8 E17 N8 FGR= E22 N24 W22 S24$ N24 E22 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,380

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	0100	C	SFR	100		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	12,000.00	12,000.00	45,120							

REVIEW DATE 01/31/2023 BY KS Total Acres: 3.76 Total Land Value: 45,120 Market: 0 Agricultural: 0 Common: 45,120 PRINTED 11/16/2026 BY SYS