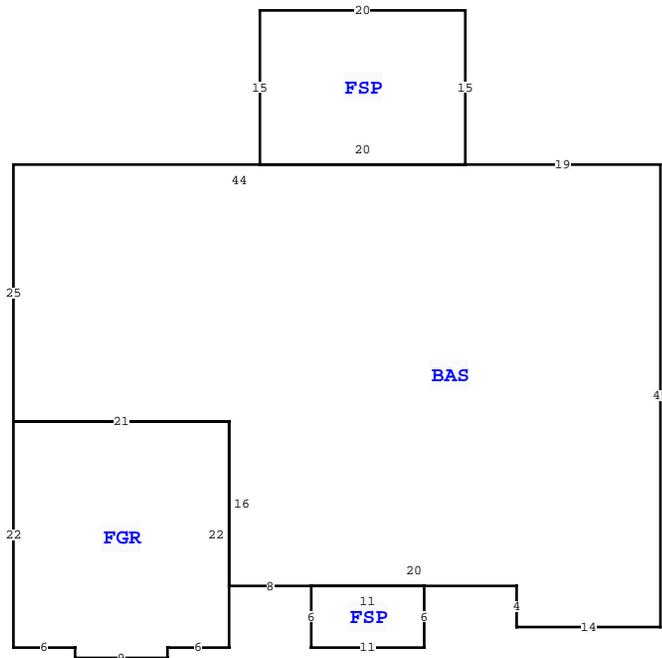


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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/

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%	2017									
				Heated Area: 2303								
					HX Base Yr 2017							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			272,422
TOTAL MARKET OB/XF VALUE			15,560
TOTAL LAND VALUE - MARKET			47,880
TOTAL MARKET VALUE			335,862
SOH/AGL Deduction			89,956
ASSESSED VALUE			245,906
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			194,495
TOTAL JUST VALUE			335,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042090	Roof Replacement	22,000	06/07/2021
21919	SFR	678	05/28/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0684	9/29/2016	WD	U	I	18	259,000

BUILDING NOTES						
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GRANVILLE KEITH & B						
1315/0257	5/04/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURTS (JONA						
GRANTEE: FEDERAL NATIONAL MO						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100		2,303	231,680
FGR	471	55		259	26,055
FSP	66	40		26	2,615
FSP	300	40		120	12,072
TOTALS	3,140			2,708	272,422

EXTRA FEATURES																
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	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	3,480.00	UT	2.00	2.00	100	2004	2004	3	100	6,960	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,000	
4	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	

TOTAL OB/XF												
603 NW BLACKBERRY CIR, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/21/2026			MLU						

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W19 W44 S25 E21 S16 E8 E20 S4 E14 N45 \$												
FGR=[ORIG=-63,25] S22 E6 S1 E9 N1 E6 N22 W21 \$												
FSP=[ORIG=-19,0] N15 W20 S15 E20 \$												
FSP=[ORIG=-34,41] S6 E11 N6 W11 \$												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.99	AC		1.00	1.00	1.00	12,000.00	12,000.00	47,880							