LOT 4 BLACKBERRY FARMS S/D.

959-2374, 1000-2682, WD 1161-

PETERSON GRANVILLE KEITH/PETERSON BRENDA ELIZABETH
603 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-104

BUILDING CHARACTERISTICS

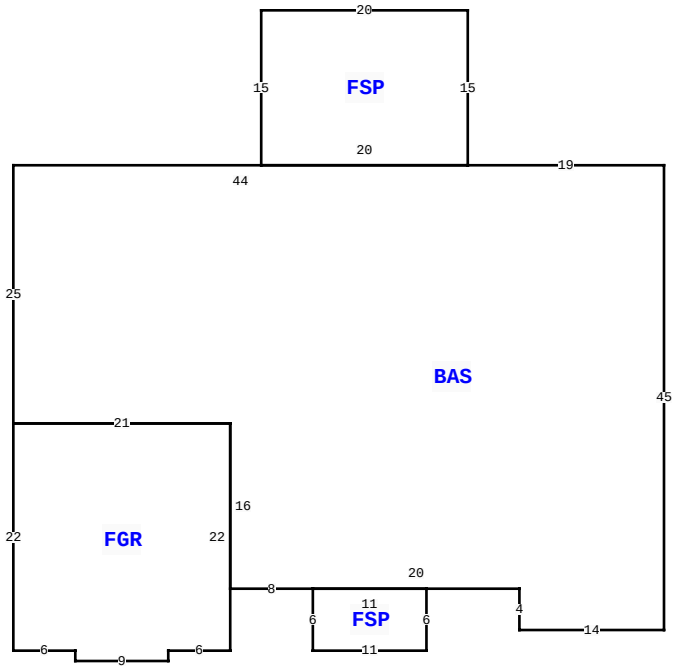
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100		2,303	227,610
FGR	471	55		259	25,598
FSP	66	40		26	2,569
FSP	300	40		120	11,860
TOTALS	3,140			2,708	267,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,708	128.8210	144.28	390,710	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2017 Heated Area: 2303 HX Base Yr 2017



603 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		267,636
TOTAL MARKET OB/XF VALUE		15,560
TOTAL LAND VALUE - MARKET		47,880
TOTAL MARKET VALUE		331,076
SOH/AGL Deduction		85,170
ASSESSED VALUE		245,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,495
TOTAL JUST VALUE		331,076
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
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						

BUILDING NOTES

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 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,480.00	UT	2.00	2.00	100	2004	2004	3	100	6,960	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 15,560

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	3.99	AC		1.00	1.00	1.00	12,000.00	12,000.00	47,880							

REVIEW DATE 01/31/2023 BY KS Total Acres: 3.99 Total Land Value: 47,880 Market: 0 Agricultural: 0 Common: 47,880 PRINTED 06/26/2026 BY SYS