LOT 5 BLACKBERRY FARMS S/D.

WD 1043-413, TD 1249-1927, WD 13

CROSBY MARCELLA D REVOCABLE LIVING TRUST DATED JUN
679 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-105

BUILDING CHARACTERISTICS

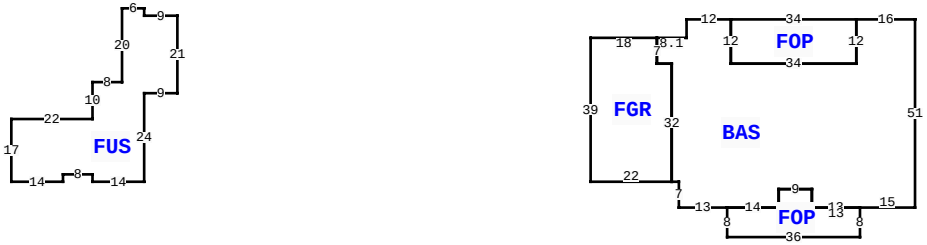
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,906	100		2,906	375,869
FGR	830	55		456	58,980
FOP	333	30		100	12,934
FOP	408	30		122	15,780
FUS	1,045	100		1,045	135,163
TOTALS	5,522			4,629	598,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,629	123.7720	136.15	630,238	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 3951 HX Base Yr 2021



679 NW BLACKBERRY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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		598,726
TOTAL MARKET OB/XF VALUE		5,610
TOTAL LAND VALUE - MARKET		38,592
TOTAL MARKET VALUE		642,928
SOH/AGL Deduction		56,374
ASSESSED VALUE		586,554
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		530,143
TOTAL JUST VALUE		642,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055768	Remodel	12,302	05/29/2026
39661	SFR	0	04/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1830	3/16/2022	QC	U	I	11	100
GRANTOR: CROSBY MARCELLA D						
GRANTEE: CROSBY MARCELLA REV						
1394/0506	9/09/2019	WD	U	V	36	25,000
GRANTOR: JAY S DAVIS						
GRANTEE: MARCELLA D CROSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,21] W16 S12 W34 N12 W12 S5 W8.1 S7 E4 S32 E2 S7 E13 E14 N5 E9 S5 E13 E15 N51 $FGR=[ORIG=20,26] W18 S39 E22 N32 W4 N7 $FOP=[ORIG=40,21] E34 S12 W34 N12 $FOP=[ORIG=75,72] W13 N5 W9 S5 W14 S8 E36 N8 $FUS=[ORIG=-110,20] W9 N2 W6 S20 W8 S10 W22 S17 E14 N2 E8 S2 E14 N24 E9 N21 $.

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	360.00	UT	2.25	2.25	100	2021	2020		100	810	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 5,610

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	4.02	AC		1.00	1.00	0.80	12,000.00	9,600.00	38,592							

REVIEW DATE 01/31/2023 BY KS Total Acres: 4.02 Total Land Value: 38,592 Market: 0 Agricultural: 0 Common: 38,592 PRINTED 11/16/2026 BY SYS