

LOT 6 BLACKBERRY FARMS S/D.  
982-152, CT 1326-666, WD 1337-1228,

PERRY KATHNEICELA  
703 NW BLACKBERRY CIR  
LAKE CITY, FL 32055

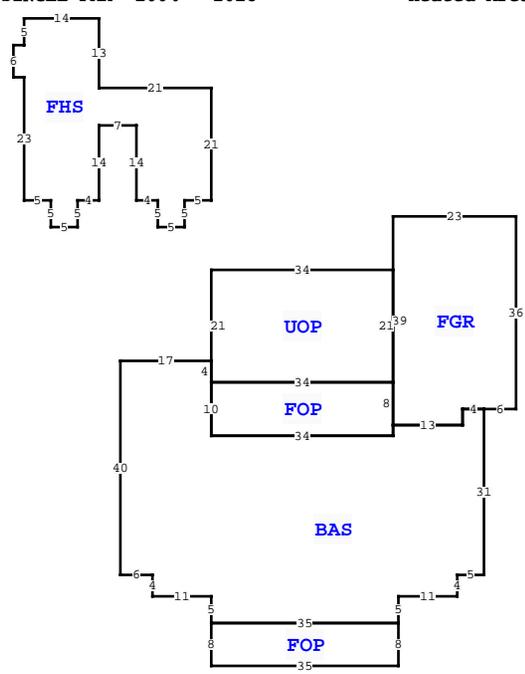
2026

17-3S-16-02168-106



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	10	ABOVE AVG.	40
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	2,455	100	
FGR	867	55	
FHS	881	60	
FOP	280	30	
FOP	340	30	
UOP	714	20	
TOTALS	5,537		

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%	- 2018		604,088	2004	2004	0	0	21.00	79.00
				Heated Area:	3336			HX Base Yr	2018		



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VALUATION BY			VALUATION SUMMARY	
Tax Group: 3	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			477,230	
TOTAL MARKET OB/XF VALUE			8,708	
TOTAL LAND VALUE - MARKET			52,800	
TOTAL MARKET VALUE			538,738	
SOH/AGL Deduction			160,646	
ASSESSED VALUE			378,092	
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE			326,681	
TOTAL JUST VALUE			538,738	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			531,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37192	MAINT/ALTR	0	09/10/2018
20728	SFR	546	05/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/1228	5/22/2017	WD U	I	I	12	304,000

GRANTOR: FEDERAL NATIONAL MORT  
GRANTEE: KATHNEICELA PERRY

1326/0666	11/03/2016	CT U	I	I	18	0
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GRANTOR: ROBERT R & MARGARET L  
GRANTEE: FEDERAL NATIONAL MO

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS= W17 S40 E6 S4 E11 S5 FOP= S8 E35 N8 W35\$ E35 N5 E11 N4 E5 N31 FGR= E6 N36 W23 S39 E13 N3 E4\$ W4 S3 W13 FOP= N8 W34 S10 E34 N2\$ S2 W34 N10 UOP= E34 N21 W34 S21\$ N4\$ PTR= N30 FHS= N21 W21 N13 W14 S5 W2 S6 E2 S23 E5 S5 E5 N5 E4 N14 E7 S14 E4 S5 E5 N5 E5 \$ S30\$.</p>	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	5,916.00	UT	1.10	1.10	100	2004	2004	3	100	6,508	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	

LAND DESCRIPTION		TOTAL OB/XF																						
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	4.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	52,800							