

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

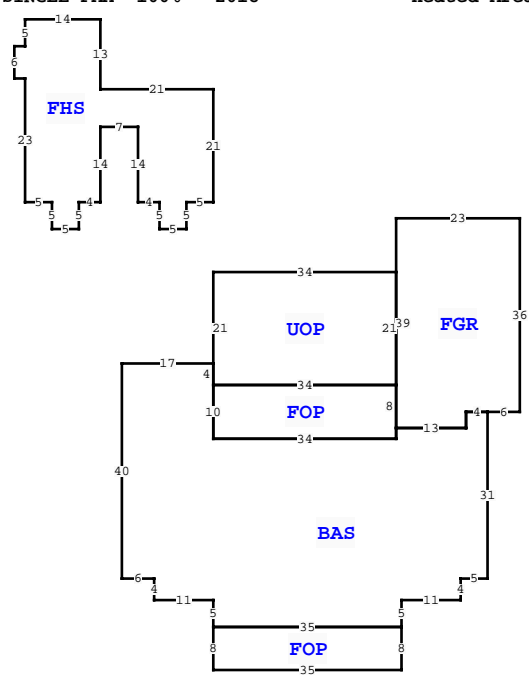
PERRY KATHNEICELA
703 NW BLACKBERRY CIR
LAKE CITY, FL 32055

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		Heated Area: 3336		HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			468,876
TOTAL MARKET OB/XF VALUE			8,708
TOTAL LAND VALUE - MARKET			52,800
TOTAL MARKET VALUE			530,384
SOH/AGL Deduction			152,292
ASSESSED VALUE			378,092
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			326,681
TOTAL JUST VALUE			530,384
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	18	0
GRANTOR: ROBERT R & MARGARET L					
GRANTEE: FEDERAL NATIONAL MO					

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

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	4.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	52,800							