LOT 7 BLACKBERRY FARMS S/D.

958-882, WD 1053-2649, WD 1107-1

SHELLEY CHRISTOPHER B/AGUIRRE TIFFANNI
737 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-107

BUILDING CHARACTERISTICS

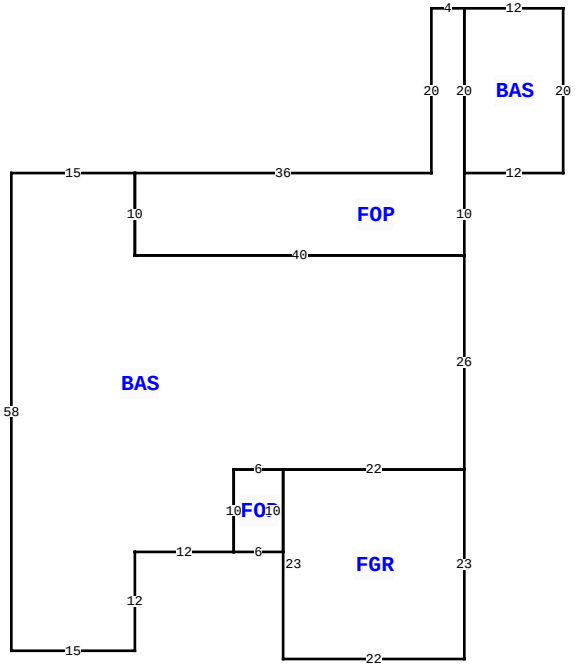
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	240	100		240	31,361
BAS	2,030	100		2,030	265,266
FGR	506	55		278	36,327
FOP	60	30		18	2,352
FOP	480	30		144	18,817
TOTALS	3,316			2,710	354,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	125.0480	137.55	372,760	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 2270 HX Base Yr 2021



737 NW BLACKBERRY CIR, LAKE CITY

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

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	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
2	0280	POOL R/CON	0	100	30	15	450.00	UT	70.00	70.00	100	2022	2021		93	29,295	
3	0282	POOL ENCL	0	100	55	25	1,375.00	UT	9.00	9.00	100	2022	2021		75	9,281	
4	0030	BARN,MT	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		354,122
TOTAL MARKET OB/XF VALUE		50,076
TOTAL LAND VALUE - MARKET		51,192
TOTAL MARKET VALUE		455,390
SOH/AGL Deduction		60,972
ASSESSED VALUE		394,418
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		343,007
TOTAL JUST VALUE		455,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,827

LAND:1:2: IRREGULAR SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041303	POOL ENCLOSER		02/10/2021
40864	POOL	0	11/09/2020
19778	PUMP/UTPOL	30	07/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/2751	1/18/2019	WD	Q	V	01	38,000
GRANTOR: ERIKA K ENG (INDIV &						
GRANTEE: CHRISTOPHER B SHELL						
1213/2663	4/29/2011	QC	U	V	11	100
GRANTOR: KAREN D RUNDQUIST						
GRANTEE: ENG ERIKA AS TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=40,60] E15 N12 E12 N10 E6 E22 N26 W40 N10 W15 S58 $
FGR=[ORIG=73,61] E22 N23 W22 S23 $
FOP=[ORIG=67,48] E6 N10 W6 S10 $
FOP=[ORIG=55,12] E40 N10 N20 W4 S20 W36 S10 $
BAS=[ORIG=95,2] E12 N20 W12 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,076

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	4.74	AC		1.00	1.00	0.90	12,000.00	10,800.00	51,192							

REVIEW DATE 03/09/2023 BY KS Total Acres: 4.74 Total Land Value: 51,192 Market: 0 Agricultural: 0 Common: 51,192 PRINTED 11/17/2026 BY SYS