LOT 10 BLACKBERRY FARMS S/D.

WD 1036-1438, WD 1141-2036 &

**AROCHO WILFREDO/AROCHO YOLANDA**
861 NW BLACKBERRY CIR
LAKE CITY, FL 32055

**2027**

**17-3S-16-02168-110**

## BUILDING CHARACTERISTICS

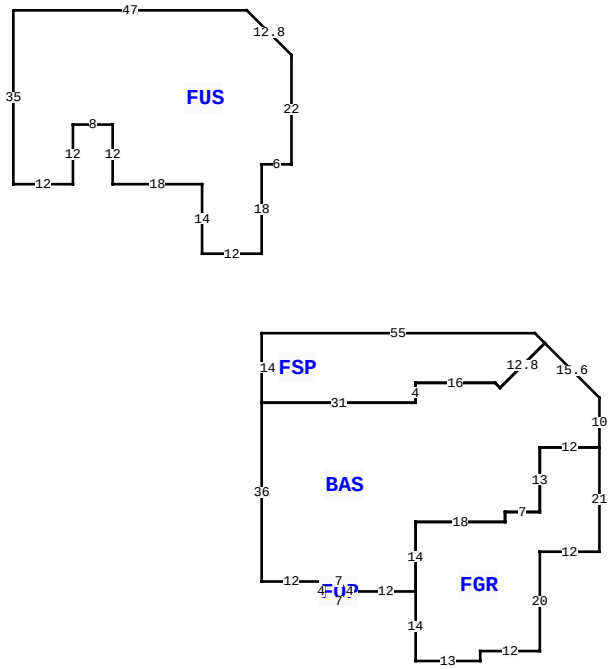
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 2,041 | 100 | | 2,041 | 230,066 |
| FGR | 942 | 55 | | 518 | 58,391 |
| FOP | 28 | 30 | | 8 | 901 |
| FSP | 661 | 40 | | 264 | 29,759 |
| FUS | 1,968 | 100 | | 1,968 | 221,837 |
| TOTALS | 5,640 | | | 4,799 | 540,954 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,799 | 123.4626 | 135.81 | 651,752 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 4009 HX Base Yr 2013




861 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 100 | 2,000 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 13 | 28 | 364.00 | UT | 70.00 | 70.00 | 100 | 2008 | 2008 | 3 | 58 | 14,778 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 28 | 44 | 1,232.00 | UT | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 40 | 7,392 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,781.00 | UT | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 100 | 5,562 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 540,954 |
| TOTAL MARKET OB/XF VALUE | | 29,732 |
| TOTAL LAND VALUE - MARKET | | 67,050 |
| TOTAL MARKET VALUE | | 637,736 |
| SOH/AGL Deduction | | 192,054 |
| ASSESSED VALUE | | 445,682 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 394,271 |
| TOTAL JUST VALUE | | 637,736 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 647,575 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055946 | Roof Replacement | 29,500 | 06/22/2026 |
| 27415 | POOL ENCL | 50 | 10/09/2008 |
| 27321 | POOL | 165 | 09/08/2008 |
| 26746 | SFR | 1,566 | 02/12/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1237/2305 | 6/22/2012 | WD | Q | I | 37 | 325,000 |
| GRANTOR: CHARLES & LANE BRISCO | | | | | | |
| GRANTEE: WILFREDO & YOLANDA | | | | | | |
| 1200/2469 | 8/31/2010 | WD | Q | I | 01 | 406,000 |
| GRANTOR: JOHN A & KAREN L DEAR | | | | | | |
| GRANTEE: CHARLES & LANE BRIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= S36 E12 FOP= S4 E7 N4 W7$ E7 S2 E12 FGR= S14 E13 N2 E12 N20 E12 N21 W12 S13 W7 S2 W18 S14$ N14 E18 N2 E7 N13 E12 N10 L11 U11 FSP= L2 U2 W55 S14 E31 N4 E16 D1 R1 R9 U9 $ D9 L9 L1 U1 W16 S4 W31$ PTR= N30 FUS= N18 E6 N22 L9 U9 W47 S35 E12 N12 E8 S12 E18 S14 E12$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 29,732

| 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 | 4.47 | AC | | 1.00 | 1.00 | 1.25 | 12,000.00 | 15,000.00 | 67,050 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 4.47 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 11/17/2026 BY SYS