LOT 12 BLACKBERRY FARMS S/D.

ORB 986-60.

DEVORE STEVE/DEVORE LINDA C
917 NW BLACKBERRY CIRCLE
LAKE CITY, FL 32055-8903

2026

17-3S-16-02168-112

BUILDING CHARACTERISTICS

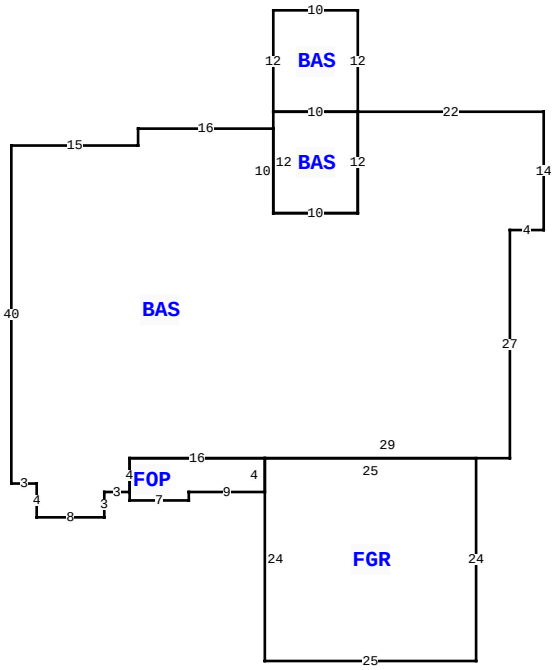
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	12,779
BAS	120	100		120	12,779
BAS	2,340	100		2,340	249,191
FGR	600	55		330	35,142
FOP	71	30		21	2,236
TOTALS	3,251			2,931	312,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,931	120.3576	134.80	395,099	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2580 HX Base Yr 2005



917 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,128
TOTAL MARKET OB/XF VALUE		13,944
TOTAL LAND VALUE - MARKET		55,560
TOTAL MARKET VALUE		381,632
SOH/AGL Deduction		112,777
ASSESSED VALUE		268,855
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		212,444
TOTAL JUST VALUE		381,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043371	Roof Replacement	27,630	12/13/2021
32569	ADDN SFR	111	12/24/2014
20882	SFR	395	07/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0986/0060	6/13/2003	WD	Q	V		44,100

GRANTOR: DANIEL CRAPPS

GRANTEE: STEVE & LINDA C DEV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N12 W10 S12 E10$ BAS= W10 S12 E10 N12$ S12 W10 N10 W16 S2 W15 S40 E3 S4 E8 N3 E3 FOP= S1 E7 N1 E9 N4 W16 S4$ N4 E16 FGR= S24 E25 N24 W25$ E29 N27 E4 N14$.

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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	2,400	
2	0166	CONC,PAVMT	0	100	0	0	5,472.00	UT	2.00	2.00	100	2004	2004	3	100	10,944	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,944

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	4.63	AC		1.00	1.00	1.00	12,000.00	12,000.00	55,560							

REVIEW DATE 04/25/2022 BY JS Total Acres: 4.63 Total Land Value: 55,560 Market: 0 Agricultural: 0 Common: 55,560 PRINTED 06/26/2026 BY SYS