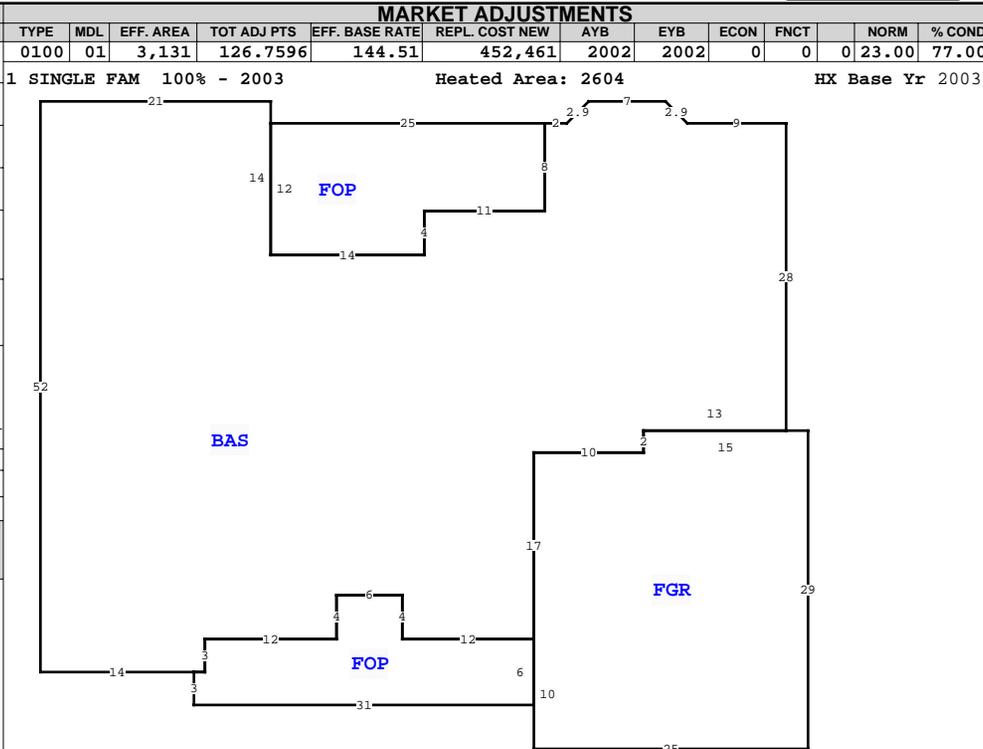


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
BAS	2,604	100
FGR	705	55
FOP	207	30
FOP	256	30
TOTALS	3,772	
TOTALS	3,131	348,395



1025 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		348,395		
TOTAL MARKET OB/XF VALUE		47,829		
TOTAL LAND VALUE - MARKET		53,160		
TOTAL MARKET VALUE		449,384		
SOH/AGL Deduction		133,769		
ASSESSED VALUE		315,615		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		264,204		
TOTAL JUST VALUE		449,384		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		444,888		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37864	MAINT/ALTR	95	03/14/2019
32852	STORAGE	110	04/09/2015
25613	POOL ENCL	80	03/14/2007
25392	POOL	175	01/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1567/1159	4/30/2026	WD Q	Q	I	01	630,000
GRANTOR: MANGSMANN RICHARD						
GRANTEE: OEDER MICHAEL						
0936/2274	10/05/2001	WD Q	V			42,400
GRANTOR: DANIEL CRAPPS						
GRANTEE: RICHARD MANGSMANN						

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

BUILDING DIMENSIONS	
BAS= W9 U2 L2 W7 L2 D2 W2 FOP= W25 S12 E14 N4 E11 N8\$ S8	
W11 S4 W14 N14 W21 S52 E14 FOP= S3 E31 N6 W12 N4 W6 S4 W12 S3	
W1\$ E1 N3 E12 N4 E6 S4 E12 FGR= S10 E25 N29 W15 S2 W10 S17\$	
N17 E10 N2 E13 N28\$.	

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	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	4,370.00	UT	2.00	2.00	100	2002	2002	3	100	8,740	
3	0280	POOL R/CON	0	100	16	576.00	UT	70.00	70.00	100	2007	2007	3	54	21,773	
4	0282	POOL ENCL	0	100	31	1,426.00	UT	15.00	15.00	100	2007	2007	3	40	8,556	
5	0296	SHED METAL	0	100	30	1,200.00	UT	9.00	9.00	70	2015	2015	3	70	7,560	
TOTALS															47,829	

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	4.43	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,160							