LOT 14 BLACKBERRY FARMS S/D.
936-2274, WD 1567-1159

OEDER MICHAEL/SRIWONG NARUMON
1025 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-114

BUILDING CHARACTERISTICS

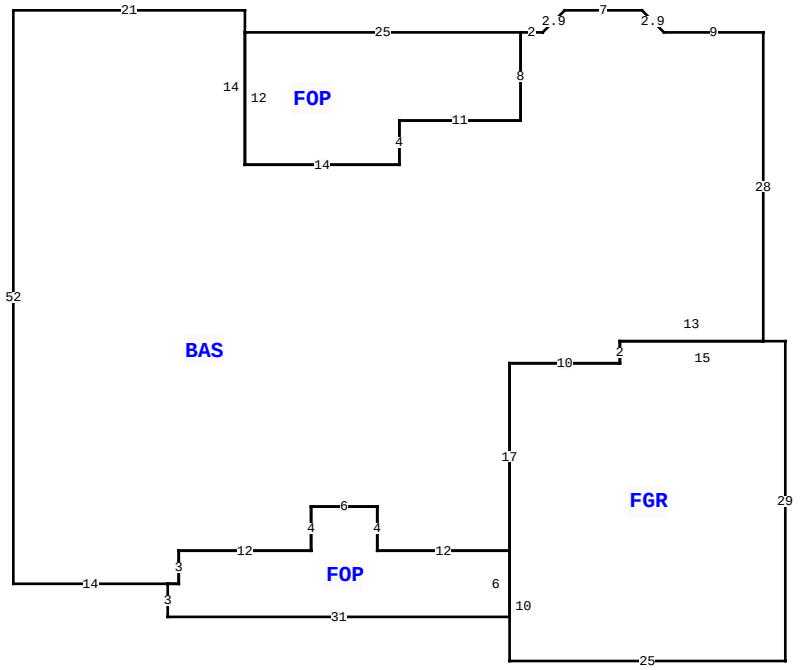
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100		2,604	310,695
FGR	705	55		388	46,294
FOP	207	30		62	7,398
FOP	256	30		77	9,187
TOTALS	3,772			3,131	373,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,131	127.6132	140.37	439,498	2002	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2003 Heated Area: 2604 HX Base Yr 2003



1025 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		373,573
TOTAL MARKET OB/XF VALUE		47,829
TOTAL LAND VALUE - MARKET		53,160
TOTAL MARKET VALUE		474,562
SOH/AGL Deduction		149,479
ASSESSED VALUE		325,083
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,672
TOTAL JUST VALUE		474,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,260

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 / U	V / I	RSN CD	SALE PRICE
1567/1159	4/30/2026	WD	Q	I	01	630,000
GRANTOR: MANSMANN RICHARD						
GRANTEE: OEDER MICHAEL						
0936/2274	10/05/2001	WD	Q	V		42,400
GRANTOR: DANIEL CRAPPS						
GRANTEE: RICHARD MANSMANN						

BUILDING NOTES

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

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	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,370.00	UT	2.00	2.00	100	2002	2002	3	100	8,740	
3	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	2007	2007	3	54	21,773	
4	0282	POOL ENCL	0	100	31	46	1,426.00	UT	15.00	15.00	100	2007	2007	3	40	8,556	
5	0296	SHED METAL	0	100	30	40	1,200.00	UT	9.00	9.00	70	2015	2015	3	70	7,560	

LAND DESCRIPTION

TOTAL OB/XF 47,829

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

REVIEW DATE 09/09/2026 BY TP Total Acres: 4.43 Total Land Value: 53,160 Market: 0 Agricultural: 0 Common: 53,160 PRINTED 11/17/2026 BY SYS