LOT 15 BLACKBERRY FARMS S/D.

ORB 955-1907.

WINGATE DAVID M/WINGATE DONNA W
1083 NW BLACKBERRY CIRCLE
LAKE CITY, FL 32055-5088

2027

17-3S-16-02168-115

BUILDING CHARACTERISTICS

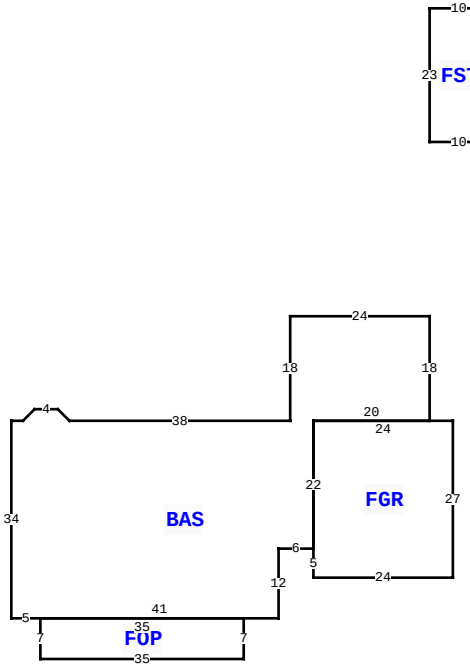
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,140	100		2,140	227,829
FGR	648	55		356	37,900
FOP	245	30		74	7,878
FST	230	55		126	13,414
TOTALS	3,263			2,696	287,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	124.0778	136.49	367,977	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2140 HX Base Yr 2004



1083 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	28	560.00	UT	2.00	2.00	100	2003	2003	3	100	1,120	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	9.00	9.00	100	2005	2005	3	100	1,080	
5	0166	CONC,PAVMT	0	100	0	0	4,196.00	UT	2.50	2.50	100	2005	2005	3	100	10,490	
6	0280	POOL R/CON	0	100	17	34	578.00	UT	70.00	70.00	100	2012	2012	3	71	28,727	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		287,022
TOTAL MARKET OB/XF VALUE		44,417
TOTAL LAND VALUE - MARKET		64,920
TOTAL MARKET VALUE		396,359
SOH/AGL Deduction		105,871
ASSESSED VALUE		290,488
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,077
TOTAL JUST VALUE		396,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042193	Roof Replacement	24,190	06/22/2021
29944	POOL	210	02/20/2012
20004	SFR	395	09/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0955/1907	6/14/2002	WD	Q	V		51,500

GRANTOR: DANIEL CRAPPS

GRANTEE: DAVID & DONNA WINGA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S18 W38 L2 U2 W4 D2 L2 W2 S34 E5 FOP= S7 E35 N7 W35$ E41 N12 E6 FGR= S5 E24 N27 W24 S22$ N22 E20 N18 $ PTR= N30 FST= E10 N23 W10 S23$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 44,417

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	5.41	AC		1.00	1.00	1.00	12,000.00	12,000.00	64,920							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.41 Total Land Value: 64,920 Market: 0 Agricultural: 0 Common: 64,920 PRINTED 11/17/2026 BY SYS