LOT 18 BLACKBERRY FARMS S/D.
ORB 955-513. WD 1044-2524.
WD 1257-674, QC 1414-547,

OWENS GLENN/OWENS DEBORHA S
1165 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

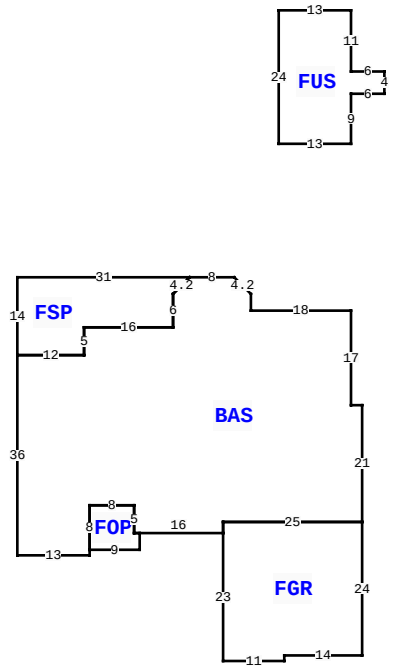
NEIGHBORHOOD/LOC 17316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,339	100		2,339	235,683
FGR	611	55		336	33,856
FOP	67	30		20	2,015
FSP	317	40		127	12,797
FUS	336	100		336	33,856
TOTALS	3,670			3,158	318,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,158	118.9608	130.86	413,256	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2014 Heated Area: 2675 HX Base Yr 2014



1165 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	318,207
TOTAL MARKET OB/XF VALUE	24,332
TOTAL LAND VALUE - MARKET	52,560
TOTAL MARKET VALUE	395,099
SOH/AGL Deduction	131,431
ASSESSED VALUE	263,668
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	212,257
TOTAL JUST VALUE	395,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051453	Roof Replacement	35,080	11/08/2024
000051438	Roof Replacement	14,273	11/07/2024
19772	SFR	456	07/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0547	6/15/2020	QC	U	I	11	100
GRANTOR: DEBORAH S OWENS						
GRANTEE: GLENN & DEBORAH S O						
1257/0674	6/27/2013	WD	Q	I	01	249,000
GRANTOR: KENNETH L & JOSEPHINE						
GRANTEE: DEBORAH S OWENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N3 L3 U3 W8 FSP= W31 S14 E12 N5 E16 N6 R3 U3 $
D3 L3 S6 W16 S5 W12 S36 E13 N1 FOP= E9 N3 W1 N5 W8 S8$ N8 E8
S5 E16 FGR= S23 E11 N1 E14 N24 W25 S2$ N2 E25 N21 W2 N17$
PTR= N30 FUS= N9 E6 N4 W6 N11 W13 S24 E13$ S30$.

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	2002	2002	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,762.00	UT	2.00	2.00	100	2002	2002	3	100	5,524	
3	0169	FENCE/WOOD	0	100	0	0	1,912.00	UT	1.50	1.50	100	2002	2002	3	100	2,868	
4	0021	BARN,FR AE	0	100	41	32	1,394.00	UT	10.00	10.00	100	2002	2002	3	100	13,940	

LAND DESCRIPTION

TOTAL OB/XF 24,332

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	4.38	AC		1.00	1.00	1.00	12,000.00	12,000.00	52,560							

REVIEW DATE 01/29/2025 BY JS Total Acres: 4.38 Total Land Value: 52,560 Market: 0 Agricultural: 0 Common: 52,560 PRINTED 11/17/2026 BY SYS