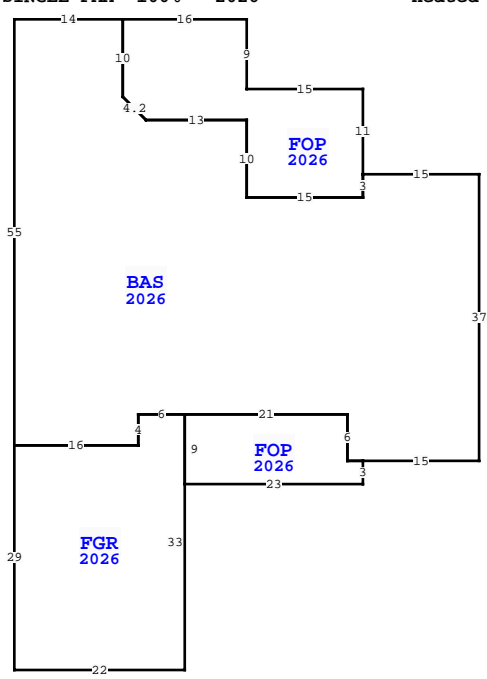




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	2,378	100	2026
FGR	662	55	2026
FOP	195	30	2026
FOP	414	30	2026
TOTALS	3,649		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,924	115.0905	128.90	376,904	2025	2025	0	0	0.00	100.00
1 SINGLE FAM 100% - 2026 Heated Area: 2378 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		376,904	
TOTAL MARKET OB/XF VALUE		16,200	
TOTAL LAND VALUE - MARKET		50,640	
TOTAL MARKET VALUE		443,744	
SOH/AGL Deduction		0	
ASSESSED VALUE		443,744	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		392,333	
TOTAL JUST VALUE		443,744	
NCON VALUE		393,104	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		46,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053093	Storage Building	17,748	05/12/2025
000049693	New Residential C	599,000	06/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/936	7/10/2023	WD Q	Q	V	01	95,000
GRANTOR: WAITE MARY A						
GRANTEE: CRAPPS AILEEN						
1044/0389	4/21/2005	WD Q	Q	V		85,000
GRANTOR: RANSOM & MOORE						
GRANTEE: MARY A WAITE & CLAI						

EXTRA FEATURES		498 NW BLACKBERRY CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0030	BARN, MT	0 100
2	0166	CONC, PAVMT	0 100

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	0030	BARN, MT	0 100	25	28	700.00	UT	18.00	18.00	100	2026	2025		100	12,600	
2	0166	CONC, PAVMT	0 100	0	0	1,200.00	UT	3.00	3.00	100	2026	2025		100	3,600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=0,-10] W15 S3 W15 N10 W13 U3L3 N10 W14 S55 E16 N4 E6 E21 S6 E2 E15 N37 \$	
FGR=[YR=2026;ORIG=-38,21] W6 S4 W16 S29 E22 N33 \$	
FOP=[YR=2026;ORIG=-17,27] N6 W21 S9 E23 N3 W2 \$	
FOP=[YR=2026;ORIG=-15,-10] N11 W15 N9 W16 S10 D3R3 E13 S10 E15 N3 \$	

LAND DESCRIPTION		TOTAL OB/XF 16,200																						
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	4.22	AC		1.00	1.00	1.00	12,000.00	12,000.00	50,640							