LOT 19 BLACKBERRY FARMS S/D.

935-2064, WD 1044-389, WD 1495-9

CRAPPS AILEEN
291 NW MAIN BLVD
LAKE CITY, FL 32055

2027

17-3S-16-02168-119

BUILDING CHARACTERISTICS

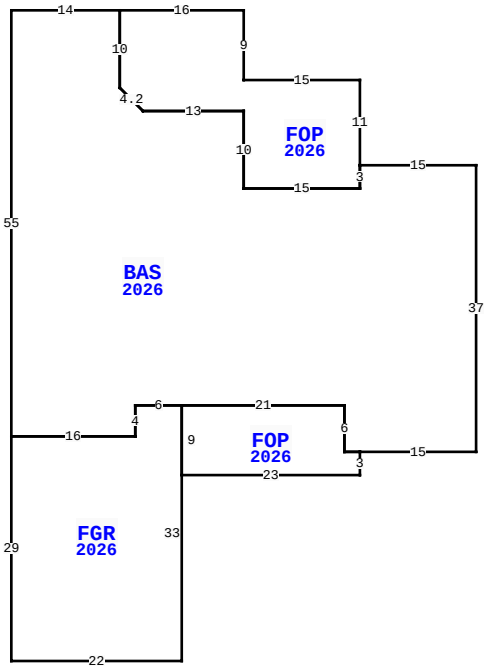
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	2026	2,378	301,055
FGR	662	55	2026	364	46,082
FOP	195	30	2026	58	7,343
FOP	414	30	2026	124	15,698
TOTALS	3,649			2,924	370,178

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	126.60	370,178	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2378 HX Base Yr 2026



498 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	370,178
TOTAL MARKET OB/XF VALUE	16,200
TOTAL LAND VALUE - MARKET	50,640
TOTAL MARKET VALUE	437,018
SOH/AGL Deduction	0
ASSESSED VALUE	437,018
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	385,607
TOTAL JUST VALUE	437,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,744

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	V	01	95,000
GRANTOR: WAITE MARY A						
GRANTEE: CRAPPS AILEEN						
1044/0389	4/21/2005	WD	Q	V		85,000
GRANTOR: RANSOM & MOORE						
GRANTEE: MARY A WAITE & CLAI						

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

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	4.22	AC		1.00	1.00	1.00	12,000.00	12,000.00	50,640							

REVIEW DATE 02/27/2026 BY robin Total Acres: 4.22 Total Land Value: 50,640 Market: 0 Agricultural: 0 Common: 50,640 PRINTED 11/17/2026 BY SYS