LOT 21 BLACKBERRY FARMS S/D.

936-1619, WD 1382-2779, WD 1397-

BROTHERTON DAVID EDWARD/BROTHERTON PAULA CHRISTINE
1044 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-121

BUILDING CHARACTERISTICS

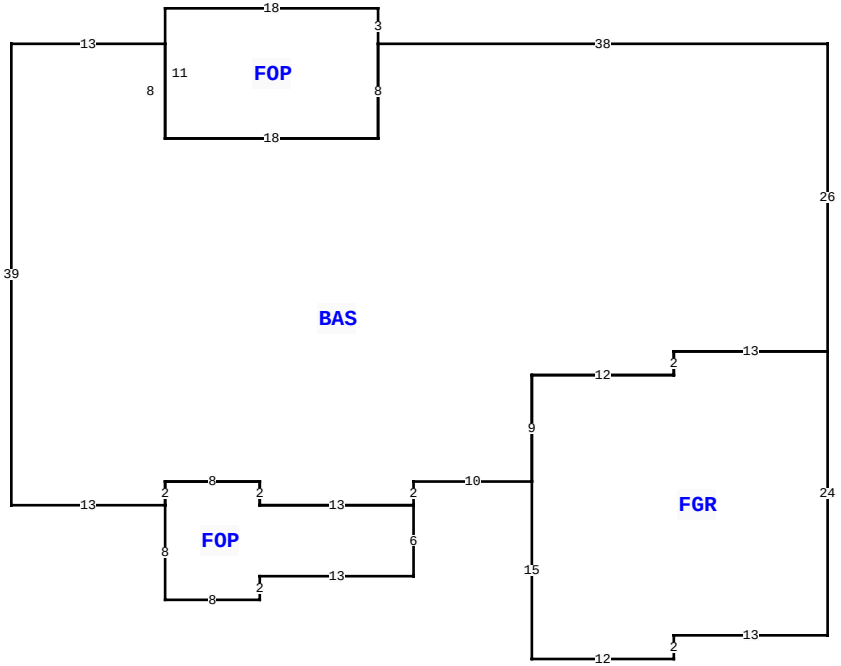
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,210	100		2,210	288,447
FGR	600	55		330	43,072
FOP	158	30		47	6,134
FOP	198	30		59	7,700
TOTALS	3,166			2,646	345,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,646	123.9700	138.85	367,397	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2210 HX Base Yr 2021



1044 NW BLACKBERRY CIR, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	345,353
TOTAL MARKET OB/XF VALUE	33,484
TOTAL LAND VALUE - MARKET	40,640
TOTAL MARKET VALUE	419,477
SOH/AGL Deduction	50,478
ASSESSED VALUE	368,999
TOTAL EXEMPTION VALUE	HX HB 13 368,999
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	419,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41458	POOL ENCLOSURE		03/04/2021
40400	STORAGE	0	08/20/2020
38905	SFR	0	11/18/2019
41224	POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0277	5/06/2020	WD	Q	I	01	322,400
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: DAVID E & PAULA C B						
1397/2451	10/31/2019	WD	Q	V	01	30,000
GRANTOR: MAXIMUM REAL ESTATE L						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= N3 W18 S11 E18 N8$ S8 W18 N8 W13 S39 E13 FOP= S8 E8 N2 E13 N6 W13 N2 W8 S2$ N2 E8 S2 E13 N2 E10 FGR= S15 E12 N2 E13 N24 W13 S2 W12 S9$ N9 E12 N2 E13 N26$.

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	0166	CONC,PAVMT	0	100	0	0	2,088.00	UT	2.25	2.25	100	2020	2020	3	100	4,698	
2	0030	BARN,MT	0	100	24	30	1.00	UT	6,480.00	6,480.00	100	2021	2020		100	6,480	
3	0280	POOL R/CON	0	100	23	11	253.00	UT	38.00	38.00	100	2022	2021		93	8,941	
4	0282	POOL ENCL	0	100	44	27	1,188.00	UT	15.00	15.00	100	2022	2021		75	13,365	

LAND DESCRIPTION

TOTAL OB/XF 33,484

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	2.54	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,640							

REVIEW DATE 05/18/2021 BY TW Total Acres: 2.54 Total Land Value: 40,640 Market: 0 Agricultural: 0 Common: 40,640 PRINTED 06/26/2026 BY SYS