LOT 22 BLACKBERRY FARMS S/D.

937-292, 971-2592, WD 1311-2143,

JOHNSTON MICHAEL/JOHNSTON ZOE
976 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-122

BUILDING CHARACTERISTICS

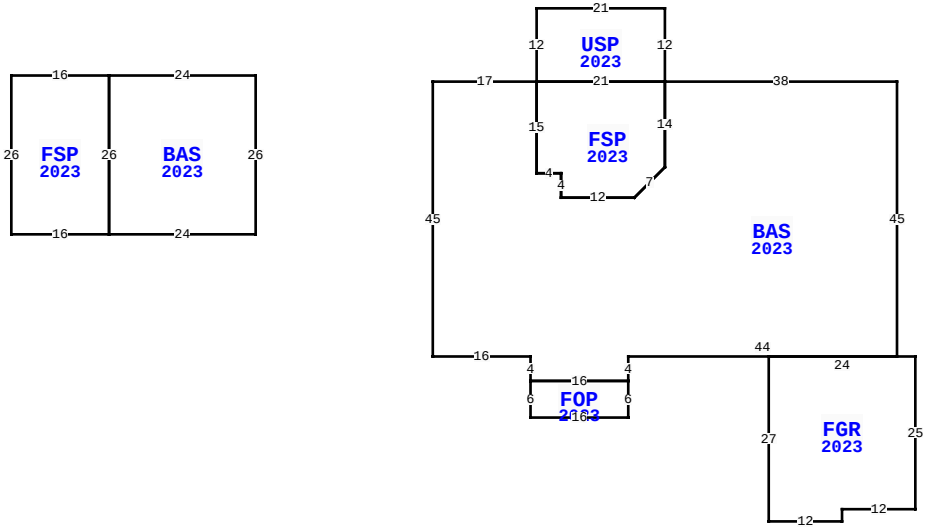
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	624	100	2023	624	76,017
BAS	3,114	100	2023	3,114	379,354
FGR	624	55	2023	343	41,785
FOP	96	30	2023	29	3,533
FSP	371	40	2023	148	18,029
FSP	416	40	2023	166	20,223
USP	252	35	2023	88	10,720
TOTALS	5,497			4,512	549,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,512	114.1690	125.59	566,662	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 3738 HX Base Yr 2025



976 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	549,662
TOTAL MARKET OB/XF VALUE	11,340
TOTAL LAND VALUE - MARKET	40,640
TOTAL MARKET VALUE	601,642
SOH/AGL Deduction	0
ASSESSED VALUE	601,642
TOTAL EXEMPTION VALUE	HX HB 13 601,642
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	601,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041582	New Residential C	648,000	01/10/2023
000041599	Storage Building	46,000	03/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2266	7/10/2024	WD	Q	I	01	730,000
GRANTOR: HANKS CRAIG						
GRANTEE: JOHNSTON MICHAEL						
1516/455	6/06/2024	WD	Q	I	01	712,000
GRANTOR: SENN DAVID						
GRANTEE: HANKS CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,11] W38 S14 D5L5 W12 N4 W4 N15 W17 S45 E16 S4 E16 N4 E44 N45 $
BAS=[YR=2023;ORIG=-49,10] E24 S26 W24 N26 $
FSP=[YR=2023;ORIG=-65,10] E16 S26 W16 N26 $
FSP=[YR=2023;ORIG=42,11] W21 S15 E4 S4 E12 U5R5 N14 $
USP=[YR=2023;ORIG=21,-1] E21 S12 W21 N12 $
FOP=[YR=2023;ORIG=20,60] E16 S6 W16 N6 $
FGR=[YR=2023;ORIG=83,56] W24 S27 E12 N2 E12 N25 $
.

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	1,200.00	UT	3.00	3.00	100	2023	2022		100	3,600	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
3	0166	CONC,PAVMT	0	100	0	0	980.00	UT	3.00	3.00	100	2023	2022		100	2,940	

LAND DESCRIPTION

TOTAL OB/XF 11,340

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 07/22/2024 BY ME Total Acres: 2.54 Total Land Value: 40,640 Market: 0 Agricultural: 0 Common: 40,640 PRINTED 11/16/2026 BY SYS