LOT 23 BLACKBERRY FARMS S/D.

WD 1138-2002,WD 1138-2007,

AROCHO WILFREDO/AROCHO YOLANDA
861 NW BLACKBERRY CIR
LAKE CITY, FL 32055

**2027**

**17-3S-16-02168-123**

## BUILDING CHARACTERISTICS

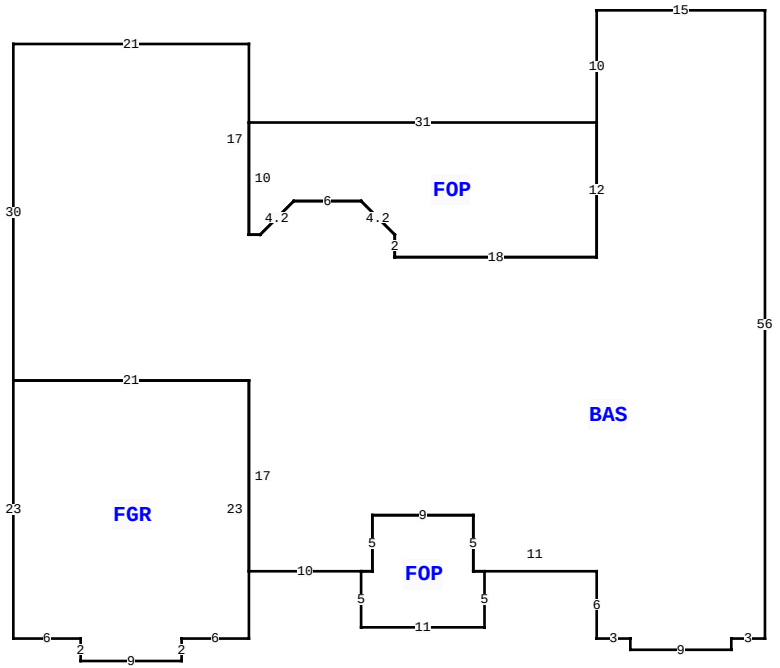
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 14 | CARPET 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. | 1. 100 |
| Architectual | 05 | CONV 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 | 2,355 | 100 | | 2,355 | 250,072 |
| FGR | 501 | 55 | | 276 | 29,308 |
| FOP | 100 | 30 | | 30 | 3,186 |
| FOP | 319 | 30 | | 96 | 10,194 |
| TOTALS | 3,275 | | | 2,757 | 292,760 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,757 | 131.5160 | 144.67 | 398,855 | 2006 | 2006 | 0 | 0 | 0 | 26.60 | 73.40 |

1 SINGLE FAM 0% - 0 Heated Area: 2355 HX Base Yr




932 NW BLACKBERRY CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 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 | 292,760 |
| TOTAL MARKET OB/XF VALUE | 12,058 |
| TOTAL LAND VALUE - MARKET | 40,480 |
| TOTAL MARKET VALUE | 345,298 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 345,298 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 345,298 |
| TOTAL JUST VALUE | 345,298 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 350,620 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055814 | Roof Replacement | 22,790 | 06/03/2026 |
| 22308 | SFR | 723 | 09/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1218/1447 | 7/26/2011 | WD | U | I | 12 | 198,000 |
| GRANTOR: VYSTAR CREDIT UNION | | | | | | |
| GRANTEE: WILFREDO & YOLANDA | | | | | | |
| 1212/1207 | 3/23/2011 | CT | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT(WILLIA | | | | | | |
| GRANTEE: VYSTAR CREDIT UNION | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 S10 FOP= W31 S10 E1 R3 U3 E6 D3 R3 S2 E18 N12$ S12 W18 N2 L3 U3 W6 D3 L3 W1 N17 W21 S30 FGR= S23 E6 S2 E9 N2 E6 N23 W21$E21 S17 E10 FOP= S5 E11 N5 W1 N5 W9 S5 W1$ E1 N5 E9 S5 E11 S6 E3 S1 E9 N1 E3 N56$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 4,023.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 10,058 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,058

| 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 | 0 | | A-1 | 0.00 | 0.00 | 2.53 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 40,480 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 2.53 Total Land Value: 40,480 Market: 0 Agricultural: 0 Common: 40,480 PRINTED 11/16/2026 BY SYS