LOT 24 BLACKBERRY FARMS S/D.

WD 999-379, WD 1236-2028, WD 124

HERDER SUZANNE A/TIVY LINDA S
826 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-124

BUILDING CHARACTERISTICS

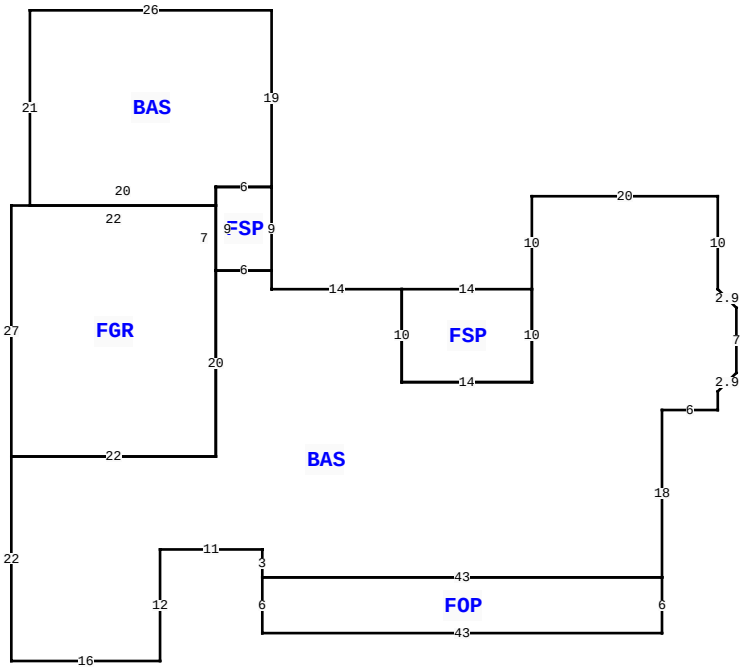
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	534	100		534	66,184
BAS	2,053	100		2,053	254,448
FGR	594	55		327	40,528
FOP	258	30		77	9,544
FSP	54	40		22	2,726
FSP	140	40		56	6,941
TOTALS	3,633			3,069	380,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,069	128.0400	140.84	432,238	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 2587 HX Base Yr 2014



826 NW BLACKBERRY CIR, LAKE CITY

BLD DATE		LGL DATE	04/20/2026 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		380,369
TOTAL MARKET OB/XF VALUE		25,523
TOTAL LAND VALUE - MARKET		37,280
TOTAL MARKET VALUE		443,172
SOH/AGL Deduction		131,270
ASSESSED VALUE		311,902
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		255,491
TOTAL JUST VALUE		443,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048360	Roof Replacement	27,492	10/09/2023
000044848	Electrical Servic	0	06/30/2022
30647	SFR	772	12/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1167	10/17/2012	WD	U	V	30	100
GRANTOR: SUZANNE A HERDER						
GRANTEE: SUZANNE A HERDER, D						
1241/0941	9/06/2012	WD	U	V	18	23,600
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: SUZANNE A HERDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 FSP= W14 S10 E14 N10$ S10 W14 N10 W14 N2 FSP= N9 BAS= N19 W26 S21 E20 N2 E6$ W6 S9 E6$ W6 FGR= N7 W22 S27 E22 N20$ S20 W22 S22 E16 N12 E11 S3 FOP= S6 E43 N6 W43$ E43 N18 E6 N2 U2 R2 N7 L2 U2 N10$.

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	0294	SHED WOOD/	0	100	10	10	100.00	UT	10.00	10.00	100	2013	2013	3	100	1,000	
2	0280	POOL R/CON	0	100	12	22	264.00	UT	70.00	70.00	100	2013	2013	3	74	13,675	
3	0282	POOL ENCL	0	100	28	30	840.00	UT	15.00	15.00	100	2013	2013	3	40	5,040	
4	0166	CONC,PAVMT	0	100	21	24	2.00	UT	504.00	504.00	100	2013	2013	3	100	1,008	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 25,523

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	2.33	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,280							

REVIEW DATE 12/11/2023 BY JS Total Acres: 2.33 Total Land Value: 37,280 Market: 0 Agricultural: 0 Common: 37,280 PRINTED 11/16/2026 BY SYS