

LOT 25 BLACKBERRY FARMS S/D.
940-2521. WD 1047-1323, DC 1356-

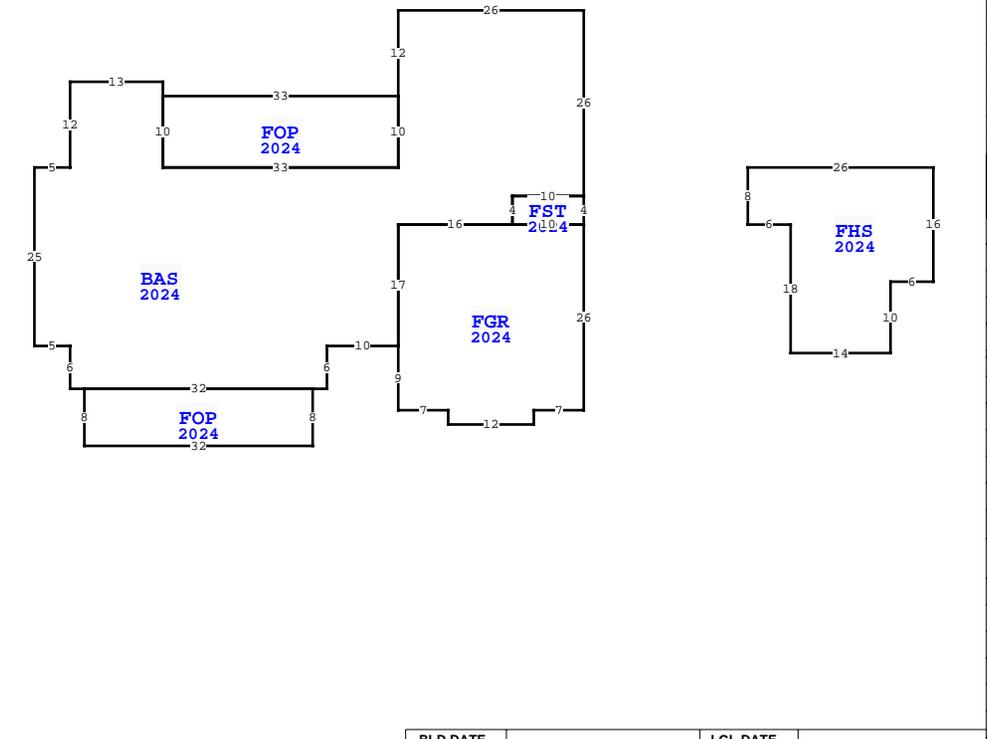
MAULDEN EVAN WYATT/MAULDEN CODI M
774 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

17-3S-16-02168-125

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	02	02	100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SINGLE FAM	100%	- 2024									Heated Area: 2895	HX Base Yr 2024		



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	2,387	100	2024	2,387	393,394
FGR	700	55	2024	385	63,450
FHS	508	60	2024	305	50,266
FOP	256	30	2024	77	12,690
FOP	330	30	2024	99	16,316
FST	40	55	2024	22	3,626
TOTALS	4,221			3,275	539,742

EXTRA FEATURES																	
L N	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	1,080.00	UT	3.00	3.00	100	2024	2023		100	3,240	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0030	BARN, MT	0	100	0	0	1,140.00	UT	18.00	18.00	100	2025	2024		100	20,520	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,320							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		539,742	
TOTAL MARKET OB/XF VALUE		24,960	
TOTAL LAND VALUE - MARKET		36,320	
TOTAL MARKET VALUE		601,022	
SOH/AGL Deduction		154,382	
ASSESSED VALUE		446,640	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		395,229	
TOTAL JUST VALUE		601,022	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		594,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049480	Storage Building	24,000	03/21/2024
000043530	New Residential C	300,000	02/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1350	9/22/2023	WD Q	Q	I	01	750,000

GRANTOR: SPARKS CONSTRUCTION &
GRANTEE: MAULDEN EVAN WYATT

1499/1346	9/14/2023	WD U	V	11	100
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GRANTOR: FIRST FEDERAL BANK
GRANTEE: SPARKS CONSTRUCTION

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=70,10] S25 E5 S6 E2 E32 E2 N6 E10 N17 E16 N4 E10 N26 W26 S12 S10 W33 N10 N2 W13 S12 W5 \$														
FGR=[YR=2024;ORIG=121,18] S17 S9 E7 S2 E12 N2 E7 N26 W10 W16 \$														
FHS=[YR=2024;ORIG=170,10] S8 E6 S18 E14 N10 E6 N16 W26 \$														
FOP=[YR=2024;ORIG=88,0] E33 S10 W33 N10 \$														
FOP=[YR=2024;ORIG=77,41] E32 S8 W32 N8 \$														
FST=[YR=2024;ORIG=137,14] S4 E10 N4 W10 \$														