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

2027

17-3S-16-02168-125

BUILDING CHARACTERISTICS

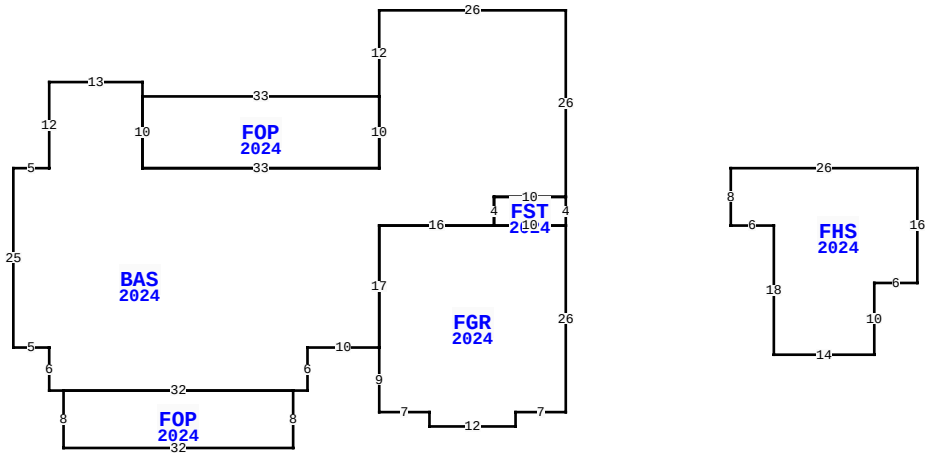
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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
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	379,591
FGR	700	55	2024	385	61,225
FHS	508	60	2024	305	48,502
FOP	256	30	2024	77	12,245
FOP	330	30	2024	99	15,744
FST	40	55	2024	22	3,499
TOTALS	4,221			3,275	520,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,275	147.5165	162.27	531,434	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2895 HX Base Yr 2024



774 NW BLACKBERRY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	1,080.00	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		520,805
TOTAL MARKET OB/XF VALUE		24,960
TOTAL LAND VALUE - MARKET		36,320
TOTAL MARKET VALUE		582,085
SOH/AGL Deduction		122,046
ASSESSED VALUE		460,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		408,628
TOTAL JUST VALUE		582,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,554

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	I	01	750,000
GRANTOR: SPARKS CONSTRUCTION &						
GRANTEE: MAULDEN EVAN WYATT						
1499/1346	9/14/2023	WD	U	V	11	100
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: SPARKS CONSTRUCTION						

BUILDING NOTES

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,960

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	2.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,320							

REVIEW DATE 08/13/2024 BY JB Total Acres: 2.27 Total Land Value: 36,320 Market: 0 Agricultural: 0 Common: 36,320 PRINTED 11/16/2026 BY SYS