LOT 26 BLACKBERRY FARMS S/D.
WD 1017-531 & WD 1224-1081,

AROCHO OMAR R/AROCHO LUZ E
640 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-126

BUILDING CHARACTERISTICS

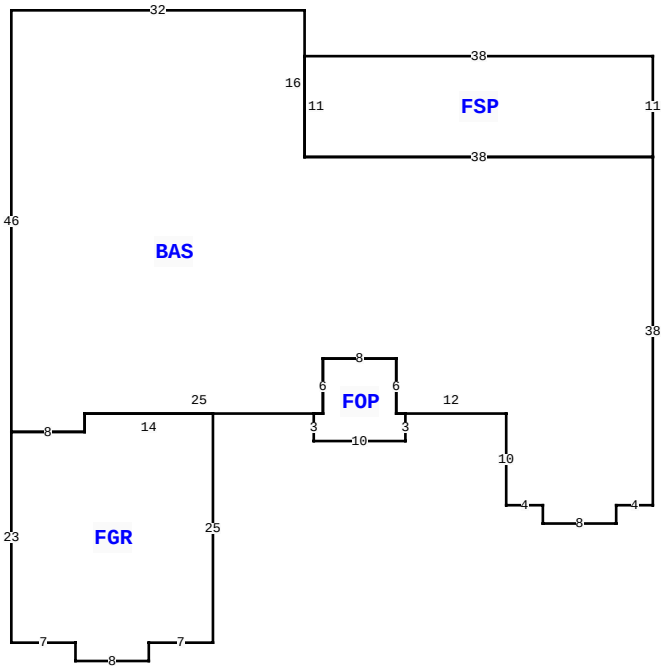
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,616	100		2,616	261,136
FGR	550	55		302	30,147
FOP	78	30		23	2,296
FSP	418	40		167	16,670
TOTALS	3,662			3,108	310,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	126.6529	139.32	433,007	2004	2004	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2020 Heated Area: 2616 HX Base Yr 2020



640 NW BLACKBERRY CIR, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
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	3,642.00	UT	2.00	2.00	100	2004	2004	3	100	7,284	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,500	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	12,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	310,250
TOTAL MARKET OB/XF VALUE	24,284
TOTAL LAND VALUE - MARKET	41,920
TOTAL MARKET VALUE	376,454
SOH/AGL Deduction	80,370
ASSESSED VALUE	296,084
TOTAL EXEMPTION VALUE	HX HB 13 296,084
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	376,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047716	Solar Power Syste	37,296	07/24/2023
000046473	Roof Replacement	20,000	02/07/2023
38305	STORAGE	144	07/02/2019
20939	SFR	460	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1138	2/28/2019	WD	Q	I	01	280,000
GRANTOR: WILLIAM GREEN JR & BE						
GRANTEE: OMAR R & LUZ E AROC						
1224/1081	10/26/2011	WD	Q	I	01	210,000
GRANTOR: CHARLES & KIMBERLY CO						
GRANTEE: WILLIAM GREEN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S46 FGR= S23 E7 S2 E8 N2 E7 N25 W14 S2 W8$ E8 N2 E25 FOP= S3 E10 N3 W1 N6 W8 S6 W1$ E1 N6 E8 S6 E12 S10 E4 S2 E8 N2 E4 N38 FSP= N11 W38 S11 E38$ W38 N16$.

LAND DESCRIPTION

TOTAL OB/XF 24,284

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	2.62	AC		1.00	1.00	1.00	16,000.00	16,000.00	41,920							

REVIEW DATE 02/23/2023 BY JS Total Acres: 2.62 Total Land Value: 41,920 Market: 0 Agricultural: 0 Common: 41,920 PRINTED 11/16/2026 BY SYS