LOT 28 BLACKBERRY FARMS S/D.
1000-696, DC 1356-115, WD 1356
-116,

BREEDLOVE TRISTAN/BREEDLOVE TERRI L
580 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-128

BUILDING CHARACTERISTICS

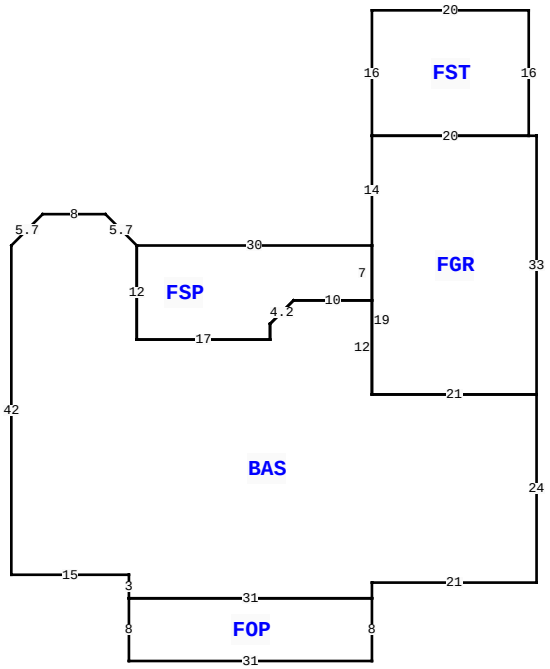
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,278	100		2,278	230,186
FGR	693	55		381	38,499
FOP	248	30		74	7,478
FSP	300	40		120	12,126
FST	320	55		176	17,784
TOTALS	3,839			3,029	306,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,029	122.8117	135.09	409,188	2004	2004	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2019 Heated Area: 2278 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

580 NW BLACKBERRY CIR, LAKE CITY

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	3	92	276.00	UT	2.00	2.00	100	2004	2004	3	100	552	
3	0260	PAVEMENT-A	0	100	0	0	5,904.00	UT	1.10	1.10	100	2004	2004	3	100	6,494	
4	0280	POOL R/CON	0	100	14	32	448.00	UT	70.00	70.00	100	2005	2005	3	47	14,739	
5	0282	POOL ENCL	0	100	34	46	1,564.00	UT	15.00	15.00	100	2005	2005	3	40	9,384	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,500	
7	0020	BARN,FR	0	100	24	60	1.00	UT	13,000.00	13,000.00	100	2023	2022		100	13,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		306,073
TOTAL MARKET OB/XF VALUE		48,669
TOTAL LAND VALUE - MARKET		46,080
TOTAL MARKET VALUE		400,822
SOH/AGL Deduction		158,448
ASSESSED VALUE		242,374
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,963
TOTAL JUST VALUE		400,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041915	Roof Replacement	18,000	05/14/2021
23131	POOL	150	05/11/2005
21681	SFR	672	04/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0116	3/19/2018	WD	Q	I	01	355,000
GRANTOR: GLADYS HARPER						
GRANTEE: TRISTAN & TERRI L B						
1000/0696	11/19/2003	WD	Q	V		33,300
GRANTOR: CRAPPS						
GRANTEE: TONY & GLADYS HARPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 D4 L4 S42 E15 S3 FOP= S8 E31 N8 W31$ E31 N2 E21 N24
FGR= N33 W1 FST= N16 W20 S16 E20$ W20 S14 FSP= W30 S12 E17 N2
R3 U3 E10 N7$ S19 E21$ W21 N12 W10 D3 L3 S2 W17 N12 L4 U4
$.

LAND DESCRIPTION

TOTAL OB/XF 48,669

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	2.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	46,080							

REVIEW DATE 01/31/2023 BY KS Total Acres: 2.88 Total Land Value: 46,080 Market: 0 Agricultural: 0 Common: 46,080 PRINTED 11/17/2026 BY SYS