LOT 29 BLACKBERRY FARMS S/D.

1000-688, WD 1111-2445,

LEE TANYA Y
1214 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-129

BUILDING CHARACTERISTICS

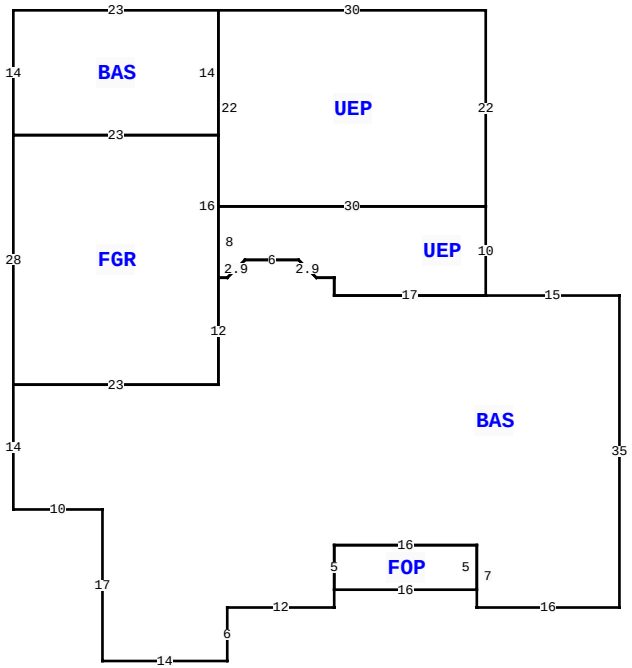
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	322	100		322	33,220
BAS	2,054	100		2,054	211,907
FGR	644	55		354	36,521
FOP	80	30		24	2,476
UEP	258	60		155	15,991
UEP	660	60		396	40,855
TOTALS	4,018			3,305	340,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,305	122.5983	134.86	445,712	2005	2005	0	0	0	23.50	76.50

1 SINGLE FAM 100% - 2019 Heated Area: 2376 HX Base Yr 2019



1214 NW BLACKBERRY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		340,970
TOTAL MARKET OB/XF VALUE		14,062
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		394,232
SOH/AGL Deduction		217,729
ASSESSED VALUE		176,503
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,092
TOTAL JUST VALUE		394,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041872	Roof Replacement	20,000	05/10/2021
40488	GENERATOR	0	09/03/2020
38319	ADDN SFR	238	07/05/2019
26332	POOL ENCL	100	10/17/2007
22349	SFR	624	09/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1872	8/15/2018	WD	Q	I	01	315,000
GRANTOR: GLADYS R HARPER & TON						
GRANTEE: TANYA Y LEE						
1323/2042	10/12/2016	WD	U	I	11	100
GRANTOR: BARRY Q GROVES						
GRANTEE: GLADYS R HARPER & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W17 N2 W2 U2L2 W6 D2L2 W1 S12 W23 S14 E10 S17 E14 N6 E12 N2 N5 E16 S7 E16 N35 $
UEP=[ORIG=-15,-10] N22 W30 S22 E30 $
FGR=[ORIG=-45,-2] N16 W23 S28 E23 N12 $
BAS=[ORIG=-45,-18] N14 W23 S14 E23 $
UEP=[ORIG=-15,0] N10 W30 S8 E1 U2R2 E6 D2R2 E2 S2 E17 $
FOP=[ORIG=-32,33] E16 N5 W16 S5 $
.

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	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,917.00	UT	2.00	2.00	100	2005	2005	3	100	3,834	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,500	
4	0083	DOCK-LAKE	0	100	0	0	1.00	UT	11.50	11.50	100	2021	2020		66	8	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
6	0166	CONC,PAVMT	0	100	16	38	608.00	UT	2.50	2.50	100	2021	2020		100	1,520	

LAND DESCRIPTION

TOTAL OB/XF 14,062

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	2.45	AC		1.00	1.00	1.00	16,000.00	16,000.00	39,200							

REVIEW DATE 01/31/2023 BY KS Total Acres: 2.45 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 11/17/2026 BY SYS