LOT 30 BLACKBERRY FARMS S/D.
WD 1031-2021, WD 1350-292,

ELLIS BILLY R/ELLIS TERESA D
282 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2027

17-3S-16-02168-130

BUILDING CHARACTERISTICS

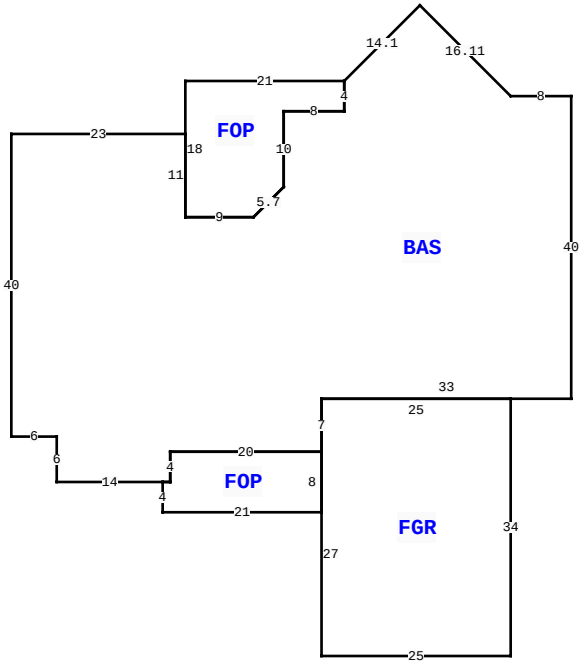
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	3,106	100		3,106	328,962
FGR	850	55		468	49,567
FOP	164	30		49	5,190
FOP	258	30		77	8,155
TOTALS	4,378			3,700	391,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,700	120.3576	132.39	489,843	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2018 Heated Area: 3106 HX Base Yr 2018



282 NW BLACKBERRY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	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	3,032.00	UT	2.00	2.00	100	2005	2005	3	100	6,064	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2010	2010	3	65	21,840	
4	0282	POOL ENCL	0	100	0	0	1,634.00	UT	15.00	15.00	100	2010	2010	3	40	9,804	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,874
TOTAL MARKET OB/XF VALUE		50,208
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		502,202
SOH/AGL Deduction		120,753
ASSESSED VALUE		381,449
TOTAL EXEMPTION VALUE	VX HX HB VP	88,915
BASE TAXABLE VALUE		292,534
TOTAL JUST VALUE		502,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041612	Roof Replacement	18,000	03/26/2021
38273	STORAGE	147	06/25/2019
28746	POOL ENCL	95	07/23/2010
28648	POOL	200	06/11/2010
22274	SFR	878	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0292	12/13/2017	WD	Q	I	01	359,000
GRANTOR: CHRISTOPHER D & VICTO						
GRANTEE: BILLY R & TERESA D						
1031/2021	11/11/2004	WD	Q	V		52,700
GRANTOR: DANIEL CRAPPS						
GRANTEE: CHRISTOPHER D & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 L12 U12 D10 L10 FOP= W21 S18 E9 R4 U4 N10 E8 N4$ S4 W8 S10 D4 L4 W9 N11 W23 S40 E6 S6 E14 FOP= S4 E21 N8 W20 S4 W1$ E1 N4E20 FGR= S27 E25 N34 W25 S7$ N7 E33 N40$.

LAND DESCRIPTION

TOTAL OB/XF 50,208

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	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS