

BEG AT THE INTERS OF THE E R/W B
NORRIS DR & THE SOUTH R/W OF CSX
BEING ON A CURVE RUN E'ERLY ALON

CASA ISABEL LLC
861 NW BLACKBERRY CIRCLE
LAKE CITY, FL 32055

2026

25-3S-16-02277-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25316.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	5,136	100
FGR	2,145	55
FOP	350	30
FST	586	55
FUS	1,760	100
UDU	64	55
TOTALS	10,041	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	8,538	127.2616	142.53	1,216,921	1997	1997	30	0	28.00	42.00		
1 SINGLE FAM 0% - 0 Heated Area: 6896 HX Base Yr													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE 04/10/2025 MLU													
AG DATE													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		511,107	
TOTAL MARKET OB/XF VALUE		17,154	
TOTAL LAND VALUE - MARKET		61,880	
TOTAL MARKET VALUE		590,141	
SOH/AGL Deduction		0	
ASSESSED VALUE		590,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		590,141	
TOTAL JUST VALUE		590,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		602,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049394	Roof Replacement	52,000	03/11/2024
14213	STORAGE	162	06/30/1998
10534	SFR	1,035	12/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0424	3/29/2016	WD	U	I	18	280,900
GRANTOR: COLUMBIA COUNTY FLORI						
GRANTEE: CASA ISABEL LLC						

EXTRA FEATURES																	
L N	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	0	0	0	5,896.00	UT	1.50	1.50	100	1997	1997	3	100	8,844	
2	0140	CLFENCE 6	0	0	0	0	160.00	UT	3.50	3.50	100	1997	1997	3	100	560	
3	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	1997	1997	3	100	2,750	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
TOTALS																	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= 5136\$ FUS= 1760\$ FST= 586\$ FOP= 350\$ FGR= 2145\$ UDU= 64\$.

LAND DESCRIPTION																								
TOTAL OB/XF 17,154																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	7.28	AC		1.00	1.00	1.00	8,500.00	8,500.00	61,880							