

COLUMBIA COUNTY Property Appraiser

Parcel 17-3S-16-02168-123

Owners

AROCHO WILFREDO
AROCHO YOLANDA
861 NW BLACKBERRY CIR
LAKE CITY, FL 32055

[GIS](#) [Pictometry](#)

Parcel Summary

Location	932 NW BLACKBERRY CIR
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	2.530
Township	3S
Range	16
Subdivision	DIST 3

Legal Description

LOT 23 BLACKBERRY FARMS S/D.

WD 1138-2002,WD 1138-2007,
CT 1212-1207,WD 1218-1447



Working Values

	2026
Total Building	\$298,082
Total Extra Features	\$12,058
Total Market Land	\$40,480
Total Ag Land	\$0
Total Market	\$350,620
Total Assessed	\$350,620
Total Exempt	\$0
Total Taxable	\$350,620
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$303,767	\$290,104	\$270,125	\$248,557	\$234,675	\$198,450
Total Extra Features	\$12,058	\$12,058	\$12,058	\$12,058	\$12,058	\$12,058
Total Market Land	\$37,950	\$30,360	\$30,360	\$30,360	\$24,541	\$24,365
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$353,775	\$332,522	\$312,543	\$290,975	\$271,274	\$234,873
Total Assessed	\$353,775	\$332,522	\$312,543	\$284,196	\$258,360	\$234,873
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$353,775	\$332,522	\$312,543	\$284,196	\$258,360	\$234,873
SOH Diff	\$0	\$0	\$0	\$6,779	\$12,914	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1218/1447	2011-07-26	<u>U</u>	<u>12</u>	WARRANTY DEED	Improved	\$198,000	Grantor: VYSTAR CREDIT UNION Grantee: WILFREDO & YOLANDA AROCHO
<u>CT</u> 1212/1207	2011-03-23	<u>U</u>	<u>11</u>	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT(WILLIAM TRAVIS MOTES) Grantee: VYSTAR CREDIT UNION
<u>WD</u> 1138/2007	2007-12-14	<u>Q</u>		WARRANTY DEED	Improved	\$308,000	Grantor: CASTAGNA CONSTRUCTION INC Grantee: WILLIAM TRAVIS MOTES & HEATHER ALDOUS MOTES
<u>WD</u> 1138/2002	2007-12-14	<u>Q</u>		WARRANTY DEED	Vacant	\$50,000	Grantor: DANIEL CRAPPS Grantee: CASTAGNA CONSTRUCTION INC

Buildings

Building # 1, Section # 1, 195054, SFR

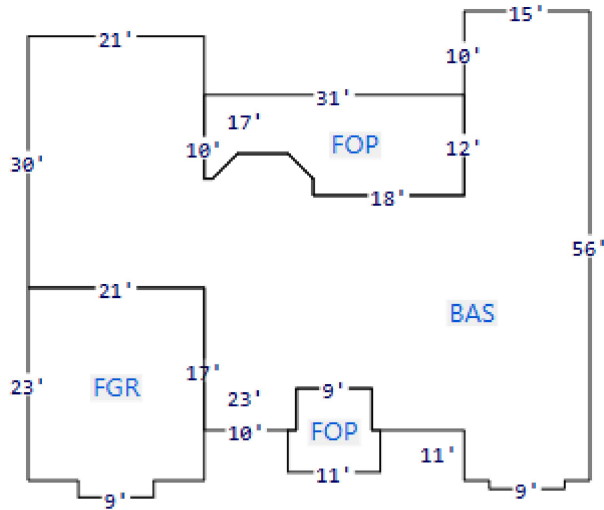
Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	2355	\$406,106	2006	2006	3,275	0.00%	26.60%	73.40%	\$298,082

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	16	WD FR STUC
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	15	HARDTILE
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	3.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,355	100%	2,355
<u>FGR</u>	501	55%	276
<u>FOP</u>	100	30%	30
<u>FOP</u>	319	30%	96



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	2006	100%	\$2,000
0166	CONC,PAVMT			4023.00	\$2.50	2006	100%	\$10,058

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	2.53	\$16,000.00/AC	2.53	1.00	\$40,480

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Feb 2, 2005	22308	SFR	COMPLETED	SFR

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 03, 2026.

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