Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 9/25/2025

Parcel: << **17-3S-16-02168-108 (7244)** >>

Owner & Property Info

Result: 1 of 1

Owner	**PEACE MATTHEW** **ROBERTS TIMOTHY** 757 NW BLACKBERRY CIR LAKE CITY, FL 32055		
Site	757 NW BLACKBERRY CIR, LAKE CITY		
Description*	LOT 8 BLACKBERRY FARMS S/D. 958-882, WD 1055-2048, WD 1107-1870, WD 1377-1203,		
Area	6.2 AC	S/T/R	17-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	$62,000	Mkt Land	$62,000
Ag Land	$0	Ag Land	$0
Building	$370,362	Building	$386,982
XFOB	$9,990	XFOB	$9,390
Just	$442,352	Just	$458,372
Class	$0	Class	$0
Appraised	$442,352	Appraised	$458,372
SOH/10% Cap	$49,541	SOH/10% Cap	$42,043
Assessed	$392,811	Assessed	$416,329
Exempt	HX HB $50,000	Exempt	HX HB $50,722
Total Taxable	county:$342,811 city:$0 other:$0 school:$367,811	Total Taxable	county:$365,607 city:$0 other:$0 school:$391,329

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/24/2019	$51,500	1377 / 1203	WD	V	Q	01
1/10/2007	$174,000	1107 / 1870	WD	V	Q	
8/5/2005	$150,000	1055 / 2048	WD	V	Q	
7/18/2002	$100,000	958 / 882	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2021	2308	3728	$386,982

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2021	$4,590.00	1530.00	x
0104	GENERATOR PERM	2022	$4,800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	6.200 AC	1.0000/1.0000 1.0000/ /	$10,000 /AC	$62,000

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