

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 5/13/2021

Parcel: << 17-3S-16-02168-128 (7265) >>

Owner & Property Info

Result: 1 of 1

Owner	BREEDLOVE TRISTAN & TERRI L BREEDLOVE TERRI L 580 NW BLACKBERRY CIR LAKE CITY, FL 32055		
Site	580 BLACKBERRY CIR, LAKE CITY		
Description*	LOT 28 BLACKBERRY FARMS S/D. 1000-696, DC 1356-115, WD 1356 -116,		
Area	2.88 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

2020 Certified Values		2021 Working Values	
Mkt Land	\$27,735	Mkt Land	\$27,936
Ag Land	\$0	Ag Land	\$0
Building	\$204,189	Building	\$219,976
XFOB	\$28,117	XFOB	\$27,436
Just	\$260,041	Just	\$275,348
Class	\$0	Class	\$0
Appraised	\$260,041	Appraised	\$275,348
SOH Cap [?]	\$71,163	SOH Cap [?]	\$83,826
Assessed	\$188,878	Assessed	\$191,522
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$138,878 city:\$138,878 other:\$138,878 school:\$163,878	Total Taxable	county:\$141,522 city:\$0 other:\$0 school:\$166,522



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/19/2018	\$355,000	1356/0116	WD	I	Q	01
11/19/2003	\$33,300	1000/0696	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	2278	3839	\$219,976

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0180	FPLC 1STRY	2004	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2004	\$552.00	276.00	3 x 92
0260	PAVEMENT-ASPHALT	2004	\$6,494.00	5904.00	0 x 0
0280	POOL R/CON	2005	\$8,852.00	448.00	14 x 32
0282	POOL ENCL	2005	\$7,038.00	1564.00	34 x 46
0169	FENCE/WOOD	2005	\$2,500.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.880 AC	1.0000/1.0000 1.0000/ /	\$9,700 /AC	\$27,936

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