

Parcel: (C) 17-3S-16-02168-124 (7261) (S)

Owner & Property Info

Result: 1 of 2

Owner	HERDER SUZANNE A TIVY LINDA S 826 NW BLACKBERRY CIR LAKE CITY, FL 32055		
Site	826 NW BLACKBERRY CIR, LAKE CITY		
Description*	LOT 24 BLACKBERRY FARMS S/D, WD 999-379, WD 1236-2028, WD 1241-941, WD 1243-1167,		
Area	2.33 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.

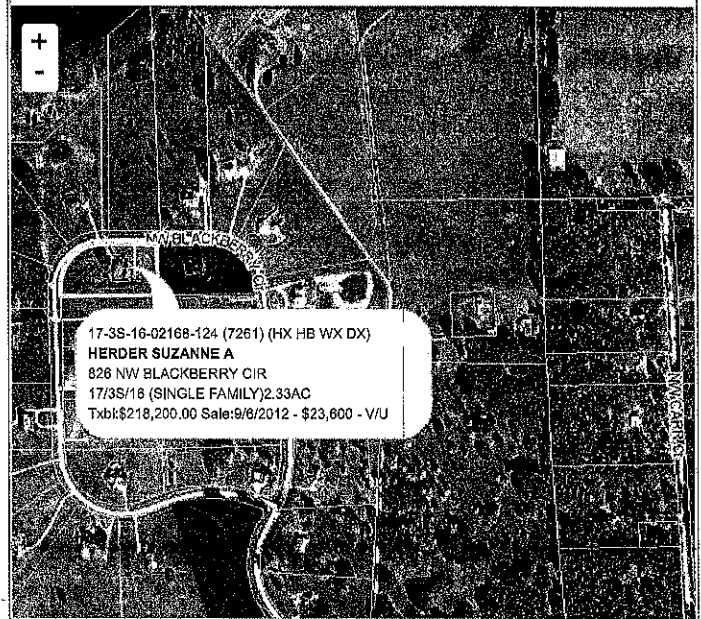
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$27,960	Mkt Land	\$27,960
Ag Land	\$0	Ag Land	\$0
Building	\$313,689	Building	\$343,289
XFOB	\$21,060	XFOB	\$29,414
Just	\$362,709	Just	\$400,663
Class	\$0	Class	\$0
Appraised	\$362,709	Appraised	\$400,663
SOH Cap [?]	\$98,146	SOH Cap [?]	\$122,463
Assessed	\$264,563	Assessed	\$278,200
Exempt	HX HB WX DX \$51,000	Exempt	HX HB WX DX \$60,000
Total Taxable	county:\$213,563 city:\$0 other:\$0 school:\$238,563	Total Taxable	county:\$218,200 city:\$0 other:\$0 school:\$243,200

Aerial Viewer Pictometry Google Maps

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Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/17/2012	\$100	1243/1167	WD	V	U	30
9/6/2012	\$23,600	1241/0941	WD	V	U	18
5/23/2012	\$28,000	1236/2028	WD	V	U	18
10/30/2003	\$29,200	0909/0379	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2013	2587	3633	\$343,289

*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
0294	SHED WOOD/VINYL	2013	\$1,000.00	100.00	10 x 10
0280	POOL R/CON	2013	\$15,154.00	264.00	12 x 22
0282	POOL ENCL	2013	\$6,552.00	840.00	28 x 30
0166	CONC,PAVMT	2013	\$1,008.00	2.00	21 x 24
0104	GENERATOR PERM	2022	\$5,700.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.330 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$27,960

Search Result: 1 of 2

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND	VALUATION BY	Tax Dist	STANDARD												
Exterior Wall	32	HARDIE BRD 100	0100	01	3,069	128.0400	122.92	377,241	2013	2013	0	0	0	91.00	VALUATION BY	3	343,289												
Roof Structure	08	IRREGULAR 100															29,414												
Roof Cover	03	COMP SHGL 100															27,960												
Interior Wall	05	DRYWALL 100															400,663												
Interior Floor	12	HARDWOOD 80															122,463												
Interior Floor	15	HARDTILE 20															278,200												
Interior Floor	03	CENTRAL 100															60,000												
Heating Type	04	AIR DUCTED 100															218,200												
Bedrooms	4	100															400,663												
Bathrooms	4	100															5,700												
Frame	02	WOOD FRAME 100																											
Stories	1	1. 100																											
Architectural	05	CONV 100																											
Units	0	100																											
Quality	07	07																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM																													
NEIGHORHOOD	LOC	17316.00																											
AREA	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	534	100	534	59,731																									
BAS	2,053	100	2,053	229,643																									
FGR	594	55	327	36,577																									
FOP	258	30	77	8,613																									
FSP	54	40	22	2,461																									
FSP	140	40	56	6,264																									
TOTALS	3,633		3,069	343,289																									
EXTRA FEATURES										826 NW BLACKBERRY CIR, LAKE CITY										04/13/2022									
L	OBXF	N	CODE	DESCRIPTION	BLD/CAP	L	W	UNITS	UT	AdR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	NOTES												
1	0294			SHED WOOD/	0	100	10	10	100.00	UT	10.00	100	2013	2013	3	100	1,000												
2	0280			POOL R/CON	0	100	12	22	264.00	UT	70.00	100	2013	2013	3	82	15,154												
3	0282			POOL ENCL	0	100	28	30	840.00	UT	15.00	100	2013	2013	3	52	6,552												
4	0166			CONC. PAYMT	0	100	21	24	2.00	UT	504.00	100	2013	2013	3	100	1,008												
5	0104			GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		95	5,700												
LAND DESCRIPTION										TOTAL OB/XF										29,414									
I	USE	N	CODE	CLS	DESCRIPTION	CAP	R	D	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH T	% FACT	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	2.33	AC	1.00	1.00	1.00	12,000.00	12,000.00	27,960										
BUILDING DIMENSIONS																													
BAS= W20 S10 FSP= W14 S10 E14 N10S S10 W14 N10 W14 N2 FSP= N9 BAS= N19 W26 S21 E20 N2 E6S W6 S9 E6S W6 FGR= N7 W22 S27 E22 N20S S20 W22 S22 E16 N12 E11 S3 FOP= S6 E43 N6 W43S E43 N18 E6 N2 U2 R2 N7 L2 U2 N10S.																													
SALES DATA										OFF RECORD										TYPE									
1243/1167										DATE										Q / V / RSN									
10/17/2012										INST										U / I / CD									
WD										D										V									
30										30										30									
GRANTOR: SUZANNE A HERDER										GRANTEE: SUZANNE A HERDER, D										D									
1241/0941										9/06/2012										WD									
GRANTOR: FIRST FEDERAL BANK OF										GRANTEE: SUZANNE A HERDER										V									
23,600										23,600										23,600									
BUILDING NOTES										BUILDING NOTES										BUILDING NOTES									
BUILDING DIMENSIONS										BUILDING DIMENSIONS										BUILDING DIMENSIONS									
BAS= W20 S10 FSP= W14 S10 E14 N10S S10 W14 N10 W14 N2 FSP= N9 BAS= N19 W26 S21 E20 N2 E6S W6 S9 E6S W6 FGR= N7 W22 S27 E22 N20S S20 W22 S22 E16 N12 E11 S3 FOP= S6 E43 N6 W43S E43 N18 E6 N2 U2 R2 N7 L2 U2 N10S.										BAS= W20 S10 FSP= W14 S10 E14 N10S S10 W14 N10 W14 N2 FSP= N9 BAS= N19 W26 S21 E20 N2 E6S W6 S9 E6S W6 FGR= N7 W22 S27 E22 N20S S20 W22 S22 E16 N12 E11 S3 FOP= S6 E43 N6 W43S E43 N18 E6 N2 U2 R2 N7 L2 U2 N10S.										BAS= W20 S10 FSP= W14 S10 E14 N10S S10 W14 N10 W14 N2 FSP= N9 BAS= N19 W26 S21 E20 N2 E6S W6 S9 E6S W6 FGR= N7 W22 S27 E22 N20S S20 W22 S22 E16 N12 E11 S3 FOP= S6 E43 N6 W43S E43 N18 E6 N2 U2 R2 N7 L2 U2 N10S.									
COMMON: 27,960										COMMON: 27,960										COMMON: 27,960									
PRINTED 09/20/2023 BY SYS										PRINTED 09/20/2023 BY SYS										PRINTED 09/20/2023 BY SYS									