

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 2/2/2023

Parcel: << 17-3S-16-02168-126 (7263) >>

Owner & Property Info

Result: 1 of 1

Owner	AROCHE OMAR R AROCHE LUZ E 640 NW BLACKBERRY CIR LAKE CITY, FL 32055		
Site	640 NW BLACKBERRY CIR, LAKE CITY		
Description*	LOT 26 BLACKBERRY FARMS S/D. WD 1017-531 & WD 1224-1081, WD 1379-1138,		
Area	2.62 AC	S/T/R	17-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

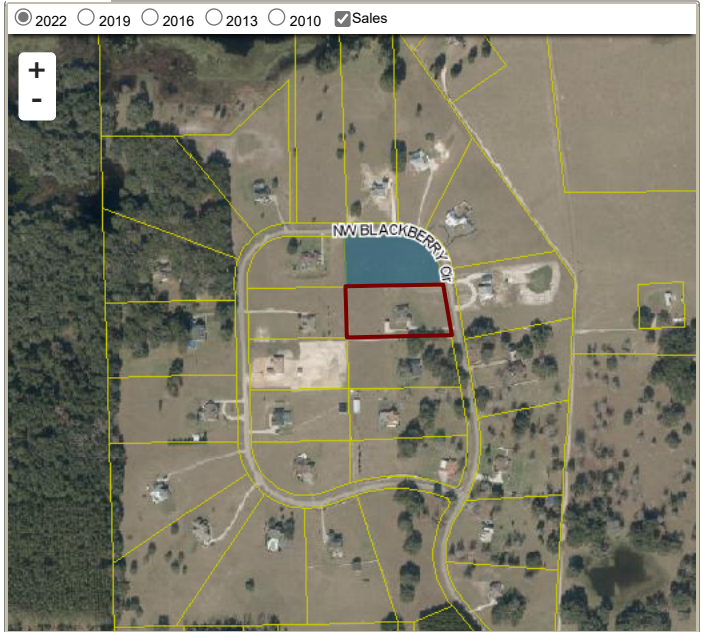
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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	\$31,440	Mkt Land	\$31,440
Ag Land	\$0	Ag Land	\$0
Building	\$263,179	Building	\$263,179
XFOB	\$24,284	XFOB	\$24,284
Just	\$318,903	Just	\$318,903
Class	\$0	Class	\$0
Appraised	\$318,903	Appraised	\$318,903
SOH Cap [?]	\$62,503	SOH Cap [?]	\$54,811
Assessed	\$256,400	Assessed	\$264,092
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$206,400 city:\$0 other:\$0 school:\$231,400	Total Taxable	county:\$214,092 city:\$0 other:\$0 school:\$239,092

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2019	\$280,000	1379/1138	WD	I	Q	01
10/26/2011	\$210,000	1224/1081	WD	I	Q	01
5/28/2004	\$245,000	1017/0531	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	2616	3662	\$263,179

*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
0166	CONC,PAVMT	2004	\$7,284.00	3642.00	0 x 0
0169	FENCE/WOOD	2005	\$2,500.00	1.00	0 x 0
0031	BARN,MT AE	2019	\$12,000.00	1.00	0 x 0
0166	CONC,PAVMT	2019	\$2,500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.620 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$31,440

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