NE1/4 OF NW1/4 OF SE1/4.
653-657,58, 762-1112, 763-271, P

BARWELL MAUD P/KENKEL LLC
P O BOX 2522
HIGH SPRINGS, FL 32655

2026

09-7S-17-09958-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,500
TOTAL MARKET VALUE	85,500
SOH/AGL Deduction	20,275
ASSESSED VALUE	65,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,225
TOTAL JUST VALUE	85,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,500

SALE:3:1: 10 AC @ $2600 PER AC / MKT=$1600 / AG.
SALE:2:1: REPO
SALE:1:1: 10 ACRES
LAND:1:1: ADJ; 4 EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1380/2272	2/02/2019	WD	U	V	16	9,300
GRANTOR: DOUGLAS E BARWELL & L						
GRANTEE: KENKEL LLC						
1323/1154	9/14/2016	PB	U	V	18	0
GRANTOR: CLERK OF COURT (FREDE						
GRANTEE: DOUGLAS E BARWELL (						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.90	9,500.00	8,550.00	85,500							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 11/07/2025 BY SYS