

PART OF LOT 5 VELMA PERRY S/D DE
NE COR LOT 5, RUN W 61 FT, S 74
FT FOR POB, CONT S 74 DG W 117.1

BKL INVESTMENTS CO
672 E DUVAL ST
LAKE CITY, FL 32055

2026

12-4S-15-00347-210



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																			
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 17,500 TOTAL MARKET VALUE 24,500 SOH/AGL Deduction 3,160 ASSESSED VALUE 21,340 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,340 TOTAL JUST VALUE 24,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,500																																																																					
DOR CODE		0700 MISC IMPROVED																																																																																							
MAP NUM		12415.030 1.00/																																																																																							
NEIGHBORHOOD/LOC		12415.030 1.00/																																																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																				
TOTALS EXTRA FEATURES 260 SW CARUSO PL, LAKE CITY BLD DATE: 04/08/2022 LGL DATE: MLU XF DATE: INC DATE:																																																																																									
L N	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																																																																									
1	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100				3	100	3,000																																																																									
2	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100				3	100	4,000																																																																									
LAND DESCRIPTION TOTAL OB/XF 7,000 <table border="1"> <thead> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPHT FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0000</td> <td>C</td> <td>VAC RES</td> <td>0</td> <td></td> <td>00</td> <td>0.00</td> <td>0.00</td> <td>1.00</td> <td>LT</td> <td></td> <td>1.00</td> <td>1.00</td> <td>0.25</td> <td>35,000.00</td> <td>8,750.00</td> <td>8,750</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>0000</td> <td>C</td> <td>VAC RES</td> <td>0</td> <td></td> <td>00</td> <td>0.00</td> <td>0.00</td> <td>1.00</td> <td>LT</td> <td></td> <td>1.00</td> <td>1.00</td> <td>0.25</td> <td>35,000.00</td> <td>8,750.00</td> <td>8,750</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>																	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	LT		1.00	1.00	0.25	35,000.00	8,750.00	8,750							2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.25	35,000.00	8,750.00	8,750						
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REVIEW DATE 02/02/2024 BY JB Total Acres: 0.99 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 06/22/2026 BY SYS																																																																																									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40383	M H	0	08/18/2020
27762	PUMP/UTPOL	50	04/22/2009
25207	M H	521	11/07/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1388	6/10/2020	WD	U	V	11	100
GRANTOR: MICHAEL & ANDREA BASS						
GRANTEE: BKL INVESTMENTS CO						
1409/0255	3/30/2020	WD	Q	V	01	12,500
GRANTOR: MICHAEL & ANDREA BASS						
GRANTEE: BKL INVESTMENTS CO						

BUILDING NOTES

BUILDING DIMENSIONS