

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 | | 0000 VACANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 260 SW CARUSO PL, LAKE CITY BLD DATE: 04/08/2022 LGL DATE: MLU XF DATE: INC DATE: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | |
| REVIEW DATE 02/02/2024 BY JB Total Acres: 0.99 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 05/08/2026 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 | |
|---------------------|--|
| | |