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

2027

12-4S-15-00347-210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.030	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

260 SW CARUSO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	1,026
ASSESSED VALUE	23,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,474
TOTAL JUST VALUE	24,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,500

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

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
1	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		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 11/17/2026 BY SYS