E1/2 OF THE FOLLOWING:
LOT 1 DEER RUN ACRES S/D UNREC
DESCRIBED AS FOLLOWS; W1/2 OF

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

2027

23-2S-15-00074-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	23215.00	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

148 NW JEEP DR, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0285	SALVAGE	0	0	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	88,100
SOH/AGL Deduction	38,570
ASSESSED VALUE	49,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,530
TOTAL JUST VALUE	88,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052032	Electrical Servic	0	01/10/2025
000052002	RV - Recreational		01/07/2025
000047397	RV - Recreational		06/06/2023
35485	M H	518	06/27/2017
28414	M H	528	03/12/2010
26958	M H	549	06/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0664	9/18/2018	QC	U	V	11	45,700
GRANTOR: WENDEL J & ATORA L AC						
GRANTEE: BKL INVESTMENT CO.						
1080/1985	4/14/2006	WD	Q	V	01	75,000
GRANTOR: DEAS BULLARD PARTNERS						
GRANTEE: BKL INVESTMENT CO.						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.13	AC		1.00	1.00	1.00	8,000.00	8,000.00	81,000							

REVIEW DATE 02/04/2025 BY JB Total Acres: 10.13 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 11/17/2026 BY SYS