

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

2026

23-2S-15-00074-101



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		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		43,073												
																	ASSESSED VALUE		45,027												
																	TOTAL EXEMPTION VALUE		0												
																	BASE TAXABLE VALUE		45,027												
																	TOTAL JUST VALUE		88,100												
																	NCON VALUE		0												
																	INCOME VALUE														
																	PREVIOUS YEAR MKT VALUE		72,912												
DOR CODE						9901 AC/XFOB																									
MAP NUM						23215.00 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						148 NW JEEP DR, WELLBORN																									
EXTRA FEATURES						<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/12/2026</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>											BLD DATE		LGL DATE	05/12/2026	MLU	XF DATE		LAND DATE			INC DATE		AG DATE		
BLD DATE		LGL DATE	05/12/2026	MLU																											
XF DATE		LAND DATE																													
INC DATE		AG 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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000																
2	0285	SALVAGE	0	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100																
TOTAL OB/XF 7,100																															
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	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 06/01/2026 BY SYS																															

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