S1/2 OF SE1/4 & NW1/4 OF SE1/4 E
SQUARE IN SE COR & E1/2 OF SW1/4
LOT 3 DESC IN WD 1358-1029 & EX

BKL-DENUNE INC
P O BOX 1733
LAKE CITY, FL 32056

2027

24-5S-15-00471-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.00	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

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	23,600
TOTAL LAND VALUE - MARKET	324,500
TOTAL MARKET VALUE	348,100
SOH/AGL Deduction	221,766
ASSESSED VALUE	126,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,334
TOTAL JUST VALUE	348,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042009	Storage Building	8,000	05/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0691	8/17/2017	WD	Q	V	01	464,100
GRANTOR: DOUG & JUNE EPPERSON						
GRANTEE: BKL-DENUNE INC						
1332/1205	1/19/2017	WD	U	V	30	0
GRANTOR: WILLIAM D EPPERSON &						
GRANTEE: DOUG AND JUNE EPPER						

BUILDING NOTES

BUILDING DIMENSIONS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

605 SW FORD LN, LAKE CITY

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			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
6	0030	BARN,MT	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2026	2025		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 23,600

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	0700	C	MISC RES	0		A-1	0.00	0.00	59.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	324,500							

REVIEW DATE 03/03/2026 BY JB Total Acres: 59.00 Total Land Value: 324,500 Market: 0 Agricultural: 0 Common: 324,500 PRINTED 11/17/2026 BY SYS