

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

2026

24-5S-15-00471-000


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 7,000 TOTAL LAND VALUE - MARKET 324,500 TOTAL MARKET VALUE 331,500 SOH/AGL Deduction 233,251 ASSESSED VALUE 98,249 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 98,249 TOTAL JUST VALUE 331,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 331,500											
DOR CODE 9900 NON AG ACREAGE																				PERMIT NUM DESCRIPTION AMT ISSUED 000042009 Storage Building 8,000 05/26/2021											
MAP NUM MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / 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											
NEIGHBORHOOD/LOC 24515.00 1.00/																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/24/2023 MLU											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										605 SW FORD LN, LAKE CITY																					
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 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION										TOTAL OB/XF 7,000																					
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	9900	C	AC NON-AG	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 08/10/2022 BY JB Total Acres: 59.00 Total Land Value: 324,500 Market: 0 Agricultural: 0 Common: 324,500 PRINTED 03/25/2026 BY SYS																															