

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 23,600 TOTAL LAND VALUE - MARKET 324,500 TOTAL MARKET VALUE 348,100 SOH/AGL Deduction 233,251 ASSESSED VALUE 114,849 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 114,849 TOTAL JUST VALUE 348,100 NCON VALUE 16,600 INCOME VALUE PREVIOUS YEAR MKT VALUE 331,500																							
DOR CODE		0700 MISC IMPROVED																				PERMIT NUM				DESCRIPTION				AMT				ISSUED									
MAP NUM																						000042009				Storage Building				8,000				05/26/2021									
NEIGHBORHOOD/LOC		24515.00 1.00/																				<b>SALES DATA</b>																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE														OFF RECORD Number				DATE				TYPE INST				Q / V / RSN CD				SALE PRICE			
																								1343/0691				8/17/2017				WD Q V 01				464,100							
																				GRANTOR: DOUG & JUNE EPPERSON																							
																				GRANTEE: BKL-DENUNE INC																							
TOTALS																						1332/1205				1/19/2017				WD U V 30				0									
																				GRANTOR: WILLIAM D EPPERSON &																							
																				GRANTEE: DOUG AND JUNE EPPER																							
																				<b>BUILDING NOTES</b>																							
																				<b>BUILDING DIMENSIONS</b>																							
EXTRA FEATURES										605 SW FORD LN, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/24/2023 MLU																							
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																											
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																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/09/2026 BY SYS																																											