LOT 6 NORTHWOODLAND ESTATES.
WD 1160-1839, WD 1332-1099,

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

2026

27-2S-16-01765-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.030 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

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,360
TOTAL MARKET VALUE	65,360
SOH/AGL Deduction	6,945
ASSESSED VALUE	58,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,415
TOTAL JUST VALUE	65,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/1099	2/27/2017	WD	U	V	12	61,000
GRANTOR: KENNETH & VALERIE REI						
GRANTEE: BKL INVESTMENT CO						
1160/1839	10/15/2008	WD	Q	V		70,000
GRANTOR: BKL INVESTMENT CO						
GRANTEE: KENNETH & VALERIE R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	8.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	65,360							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 8.17 Total Land Value: 65,360 Market: 0 Agricultural: 0 Common: 65,360 PRINTED 06/09/2026 BY SYS