LOT 18 PINE HAVEN S/D.

803-1574, WD 1048-2402, CFD 1058

BKL INVESTMENT CO
672 EAST DUVAL STREET
LAKE CITY, FL 32055

2026

31-5S-16-03744-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.010	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

196 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	74,500
SOH/AGL Deduction	26,587
ASSESSED VALUE	47,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,913
TOTAL JUST VALUE	74,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31420	M H	348	09/05/2013
14530	M H	125	09/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/1596	10/13/2011	QC	U	V	11	59,000
GRANTOR: ANDREA M ST ARNEAULT						
GRANTEE: BKL INVESTMENT CO						
1058/1305	9/10/2005	CD	Q	V	01	75,000
GRANTOR: BKL PARTNERSHIP						
GRANTEE: ANDREA M ST ARNEAUL						

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
2	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 9,500

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/24/2026 BY JB Total Acres: 5.02 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/08/2026 BY SYS