LOT 19 BLOCK 4 FOREST HILLS S/D
896-509, PB 1340-222, DC 1370-13

KNEPPAR RAYMOND
PO BOX 3338
LAKE CITY, FL 32056

2025

00-00-00-07740-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

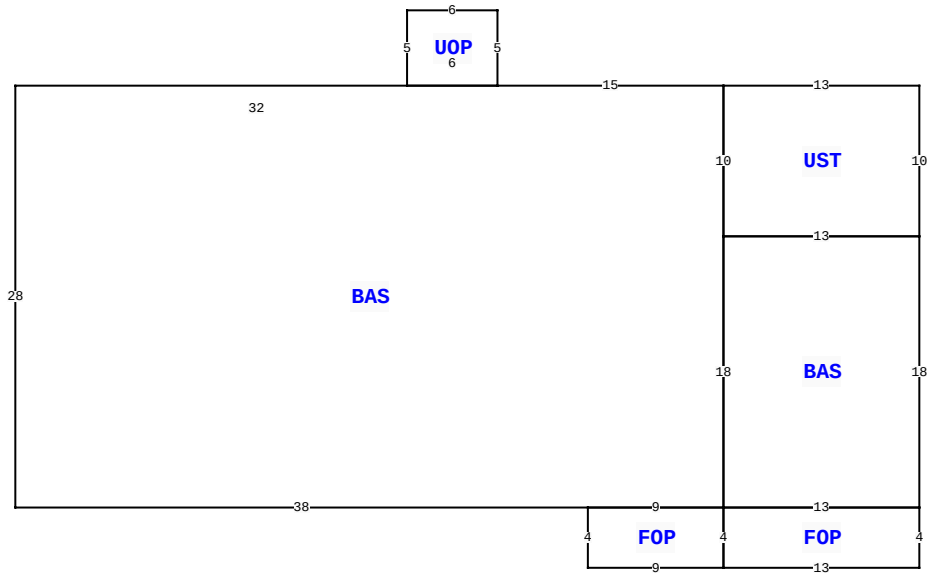
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100		234	19,268
BAS	1,316	100		1,316	108,362
FOP	36	30		11	905
FOP	52	30		16	1,318
UOP	30	20		6	494
UST	130	45		58	4,776
TOTALS	1,798			1,641	135,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	117.3000	126.68	207,882	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1550 HX Base Yr



918 SE LANTANA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	135,123
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	15,200
TOTAL MARKET VALUE	152,223
SOH/AGL Deduction	0
ASSESSED VALUE	152,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,223
TOTAL JUST VALUE	152,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2389	11/20/2023	QC	U	I	11	100
GRANTOR: KRZTON ANDREW J						
GRANTEE: KNEPPAR RAYMOND						
1416/1558	7/31/2020	WD	Q	I	01	155,000
GRANTOR: RAYMOND KNEPPAR						
GRANTEE: ANDREW J KRZTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N5 W6 S5 E6$ W32 S28 E38 FOP= S4 E9 N4 W9$E9 FOP= S4 E13 N4 W13 $ BAS= E13 N18 W13 S18 $ N18 UST= E13 N10 W13 S10$ N10$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,400	
2	0296	SHED METAL	0	0	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0100	C	SFR	0		*RSF-2	0.00	0.00	15,200.00	SF		1.00	1.00	1.00	1.00	1.00	15,200							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.35 Total Land Value: 15,200 Market: 0 Agricultural: 0 Common: 15,200 PRINTED 04/23/2025 BY SYS