LOT 4 SUZANNE S/D UNIT 6.
ORB 409-705, 885-1116, WD 1145
674,

KNEPPAR R J & TERI L -TRUSTEES/KNEPPAR TERI L
OF R J KNEPPAR LIVING TRUST, P O BOX 3338
LAKE CITY, FL 32056

2026

03-4S-17-07570-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

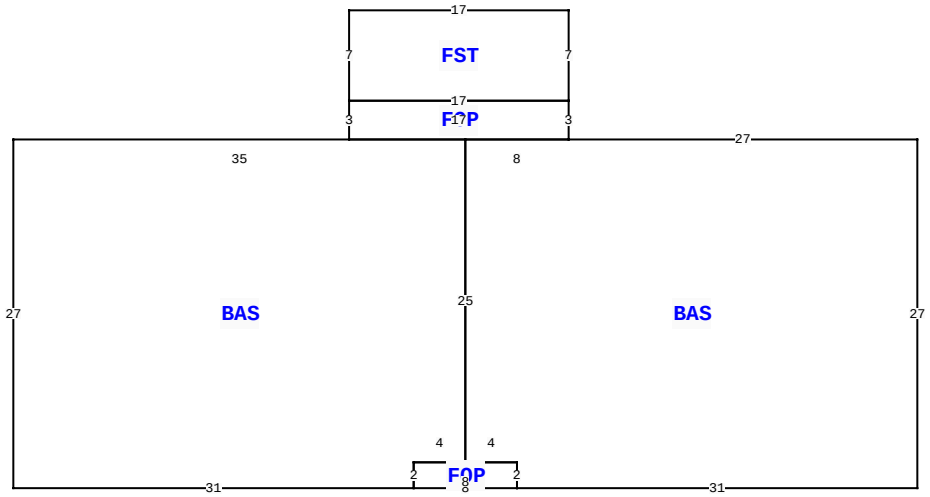
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	937	100		937	54,387
BAS	937	100		937	54,387
FOP	16	30		5	290
FOP	51	30		15	870
FST	119	55		65	3,773
TOTALS	2,060			1,959	113,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,959	119.8050	101.83	199,485	1982	1982	0	0	0	43.00	57.00

1 DUPLEX 0% - 0 Heated Area: 1874 HX Base Yr



183 SE PLANT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	225,351
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	244,451
SOH/AGL Deduction	0
ASSESSED VALUE	244,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,451
TOTAL JUST VALUE	244,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30595	MAINT/ALTR	25	11/13/2012
30472	MAINT/ALTR	25	09/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0674	1/23/2008	WD	Q	I	01	100
GRANTOR: RAYMOND J KNEPPAR						
GRANTEE: R J & TERI L KNEPPA						
0885/1116	7/30/1999	WD	Q	I		115,000
GRANTOR: NORTH						
GRANTEE: R KNEPPAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N3 FST= N7 W17 S7 E17$ W17 S3 E17$ W8 BAS= W35 S27 E31 FOP= E8 N2 W8 S2$ N2 E4 N25 $ S25 E4 S2 E31 N27$.

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	0	0	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS

LOT 4 SUZANNE S/D UNIT 6.
ORB 409-705, 885-1116, WD 1145
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Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
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NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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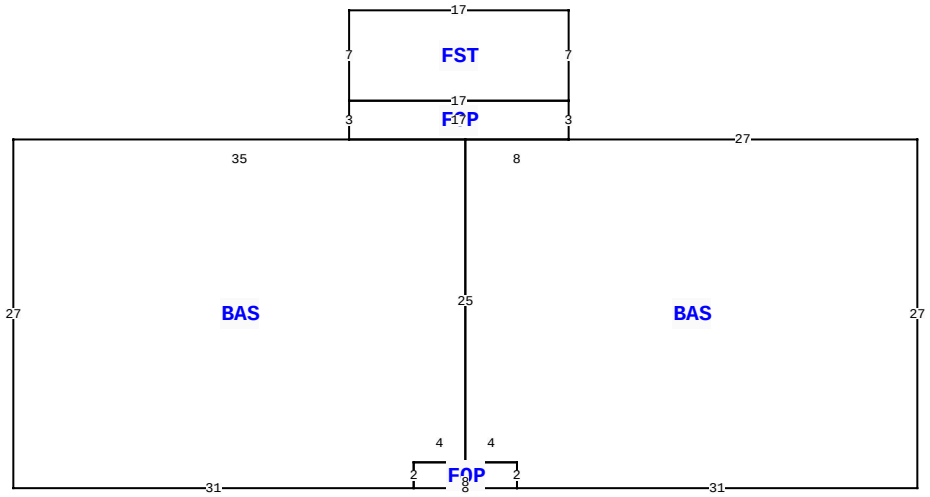
BAS	937	100		937	53,401
FOP	16	30		5	285
FOP	51	30		15	855
FST	119	55		65	3,704
TOTALS	2,060			1,959	111,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,959	115.6050	98.26	192,491	1983	1983	0	0	0	42.00	58.00

2 DUPLEX 0% - 0 Heated Area: 1874 HX Base Yr



183 SE PLANT ST, LAKE CITY

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EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS