COMM SE COR OF SE1/4 OF NE1/4, R
N 1304 FT, W 181.80 FT FOR POB,
FT TO RD R/W, NE ALONG R/W 176.2

KNEPPAR RAYMOND/KNEPPAR TERI
P O BOX 3338
LAKE CITY, FL 32056

2026

03-4S-17-07572-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

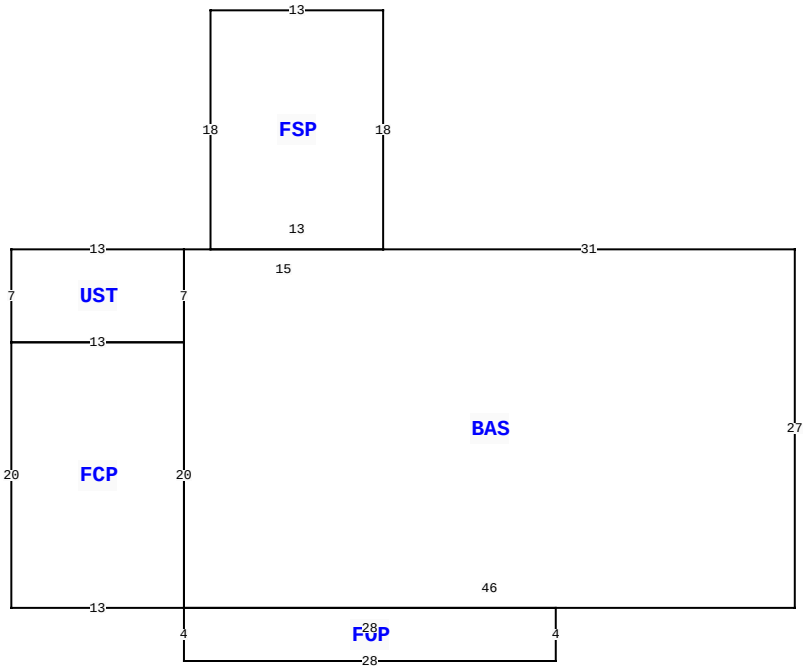
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100		1,242	98,289
FCP	260	25		65	5,144
FOP	112	30		34	2,691
FSP	234	40		94	7,439
UST	91	45		41	3,245
TOTALS	1,939			1,476	116,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	108.7020	121.75	179,703	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1242 HX Base Yr



186 SE PLANT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,807
TOTAL MARKET OB/XF VALUE	4,274
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	147,331
SOH/AGL Deduction	4,916
ASSESSED VALUE	142,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,415
TOTAL JUST VALUE	147,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32375	MAINT/ALTR	25	10/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0132	9/25/2014	WD	U	I	12	41,600
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: RAYMOND & TERI KNEP						
1272/2281	4/14/2014	CT	U	I	12	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N18 W13 S18 E13$ W15 UST= W13 S7 E13N7$ S7 FCP= W13 S20 E13 N20$ S20 FOP= S4 E28 N4 W28 $ E46 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	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,000	
4	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	50	2004	2004	3	50	720	
5	0166	CONC,PAVMT	0	0	0	24	277.00	UT	2.00	2.00	100	2004	2004	3	100	554	

LAND DESCRIPTION

TOTAL OB/XF 4,274

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			0.00	0.00	0.50	LT		1.00	1.00	1.50	35,000.00	52,500.00	26,250							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.46 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/11/2025 BY SYS