A PORTION OF LOTS 1,2 & 3 BLK
11, LAKESIDE HEIGHTS S/D FULLY
DESC: BEG INTERS OF S R/W OF

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

2026

08-4S-17-08259-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

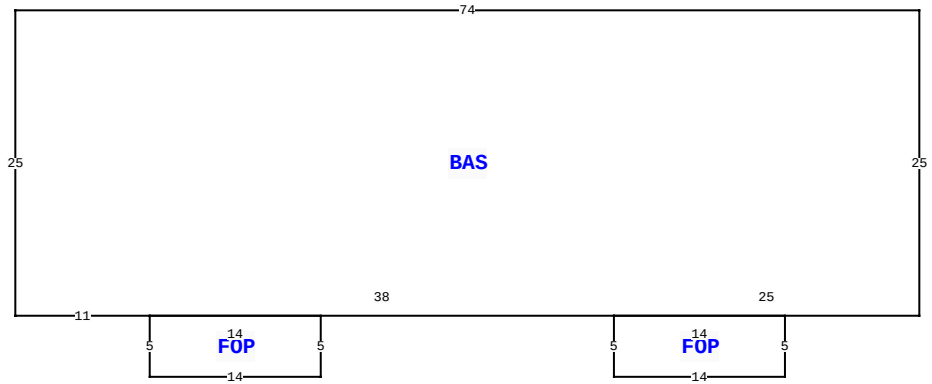
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	93,536
FOP	70	30		21	1,062
FOP	70	30		21	1,062
TOTALS	1,990			1,892	95,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,892	118.9598	101.12	191,319	1920	1975	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1850 HX Base Yr



2584 S MARION AVE, 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	191,656
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,381
TOTAL MARKET VALUE	227,037
SOH/AGL Deduction	0
ASSESSED VALUE	227,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,037
TOTAL JUST VALUE	227,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047920	Roof Replacement	13,050	08/18/2023
000045652	Roof Replacement	15,500	10/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/0668	1/23/2008	WD	Q	I	01	100
GRANTOR: TERI L KNEPPAR						
GRANTEE: R J & TERI L KNEPPA						
1017/2102	6/02/2004	WD	Q	I		210,000
GRANTOR: DDS PROPERTIES						
GRANTEE: TERI L SARBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W74 S25 E11 FOP= S5 E14N5 W14$ E38 FOP= S5 E14 N5 W14$ E25 N25$.

EXTRA FEATURES

L N	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

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
1	0300	C	MULTI-FAM	0		A-1	0.00	0.00	2.25	LT		1.00	1.00	0.85	18,500.00	15,725.00	35,381							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.41 Total Land Value: 35,381 Market: 0 Agricultural: 0 Common: 35,381 PRINTED 11/07/2025 BY SYS

A PORTION OF LOTS 1,2 & 3 BLK
11, LAKESIDE HEIGHTS S/D FULLY
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Exterior Wall	14	WD SHINGLE 30
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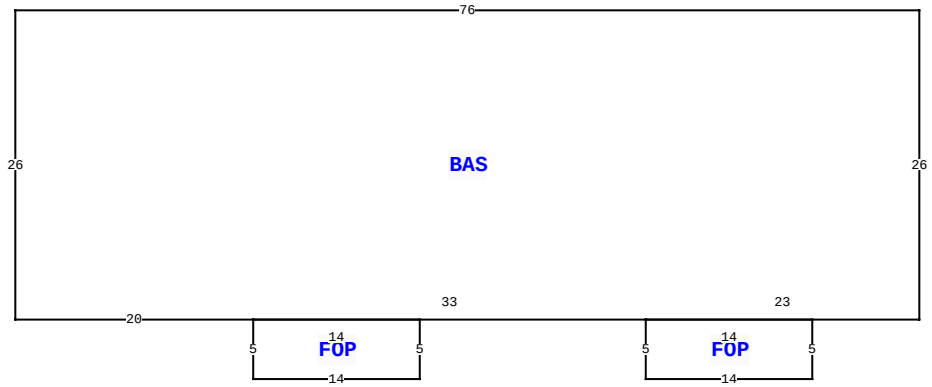
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition 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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	93,999
FOP	70	30		21	999
FOP	70	30		21	999
TOTALS	2,116			2,018	95,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,018	111.9300	95.14	191,993	1920	1975	0	0	0	50.00	50.00

2 DUPLEX 0% - 0 Heated Area: 1976 HX Base Yr



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INCOME VALUE	
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1017/2102	6/02/2004	WD	Q	I		210,000
GRANTOR: DDS PROPERTIES						
GRANTEE: TERI L SARBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E20 FOP= S5 E14N5 W14$ E33 FOP= S5 E14 N5 W14$ E23 N26$.

EXTRA FEATURES

L N	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

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

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