

THE N1/2 OF LOT 5 CANNON CREEK
ESTATES S/D. ORB 826-1321,
878-189, 899-91,

KNEPPAR RAYMOND J
P O BOX 3338
LAKE CITY, FL 32056-3338

2026

12-4S-16-02935-105



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2													
Exterior Wall	19	COMMON BRK 100	0100	01	2,394	129.9606	145.56	348,471	2001	2001	0	0	0	24.00	76.00	VALUATION SUMMARY													
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM 100% - 2002													STANDARD													
Roof Cover	12	MODULAR MT 100	Heated Area: 1900													Tax Group: 2													
Interior Wall	05	DRYWALL 100	HX Base Yr 2002													Tax Dist:													
Interior Floor	14	CARPET 80														BUILDING MARKET VALUE													
Interior Floor	15	HARDTILE 20														TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													
Bedrooms		3 100														SOH/AGL Deduction													
Bathrooms		2 100														ASSESSED VALUE													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													
Stories	1.	1. 100														BASE TAXABLE VALUE													
Architectural	05	CONV 100														TOTAL JUST VALUE													
Units		0 100														NCON VALUE													
Condition Adj	03	03 100														INCOME VALUE													
Kitchen Adjus	01	01 100														PREVIOUS YEAR MKT VALUE													
Quality	07	07														SALE:1:1: 5.84 AC													
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,900	100		1,900	210,189																								
FGR	840	55		462	51,109																								
FOP	106	30		32	3,540																								
TOTALS	2,846			2,394	264,838																								
EXTRA FEATURES					417 SW LOCKHEED LN, LAKE CITY																								
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												
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000													
2	0260	PAVEMENT-A	0	100	0	0	5,915.00	UT	1.50	1.50	100	2009	2009	3	100	8,873													
3	0280	POOL R/CON	0	100	14	53	742.00	UT	63.00	63.00	100	2012	2012	3	71	33,190													
4	0282	POOL ENCL	0	100	26	89	2,314.00	UT	13.50	13.50	100	2013	2013	3	40	12,496													
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600													
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800													
7	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500													
LAND DESCRIPTION										TOTAL OB/XF										63,459									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		00	0.00	0.00	2.92	AC		1.00	1.00	1.00	26,000.00	26,000.00	75,920												

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