LOT 6 CANNON CREEK ESTATES S/D
710-502, 745-1237, 826-1323,
904-2415, WD 1090-2429,

KNEPPAR RAYMOND J
417 SW LOCKHEED LANE
LAKE CITY, FL 32025

2026

12-4S-16-02935-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

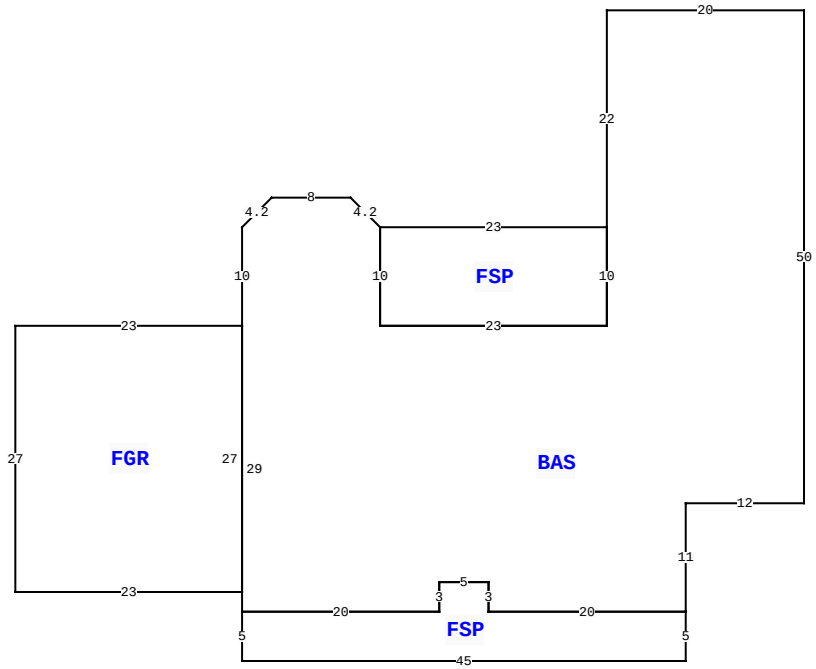
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 12416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100		2,319	277,058
FGR	621	55		342	40,860
FSP	230	40		92	10,991
FSP	240	40		96	11,469
TOTALS	3,410			2,849	340,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,849	126.9884	142.23	405,213	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 0 Heated Area: 2319 HX Base Yr



483 SW LOCKHEED LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	340,379
TOTAL MARKET OB/XF VALUE	5,615
TOTAL LAND VALUE - MARKET	108,927
TOTAL MARKET VALUE	454,921
SOH/AGL Deduction	0
ASSESSED VALUE	454,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,921
TOTAL JUST VALUE	454,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27142	SFR	943	07/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1317/0346	6/14/2016	WD	U	I	30	100

GRANTOR: RAYMOND J KNEPPAR AS
GRANTEE: RAYMOND J KNEPPAR

1315/0489	5/09/2016	PB	U	I	18	0

GRANTOR: CLERK OF COURT (CLARA
GRANTEE: RAYMOND J KNEPPAR (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S22 FSP= W23 S10 E23 N10$ S10 W23 N10 L3 U3 W8 D3 L3 S10 FGR= W23 S27 E23 N27$ S29 FSP= S5 E45 N5 W20 N3 W5 S3 W20$ E20 N3 E5 S3 E20 N11 E12 N50$.

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	726.00	UT	2.50	2.50	100	2009	2009	3	100	1,815	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 5,615

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-1	0.00	0.00	6.37	AC		1.00	1.00	0.95	18,000.00	17,100.00	108,927							

REVIEW DATE 11/03/2023 BY KS Total Acres: 6.37 Total Land Value: 108,927 Market: 0 Agricultural: 0 Common: 108,927 PRINTED 11/17/2025 BY SYS