LOT 58 VILLAGE WOOD UNIT 3.
ORB 808-1534, 876-2254,
QC 1288-135,

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

2026

15-4S-17-08360-070

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

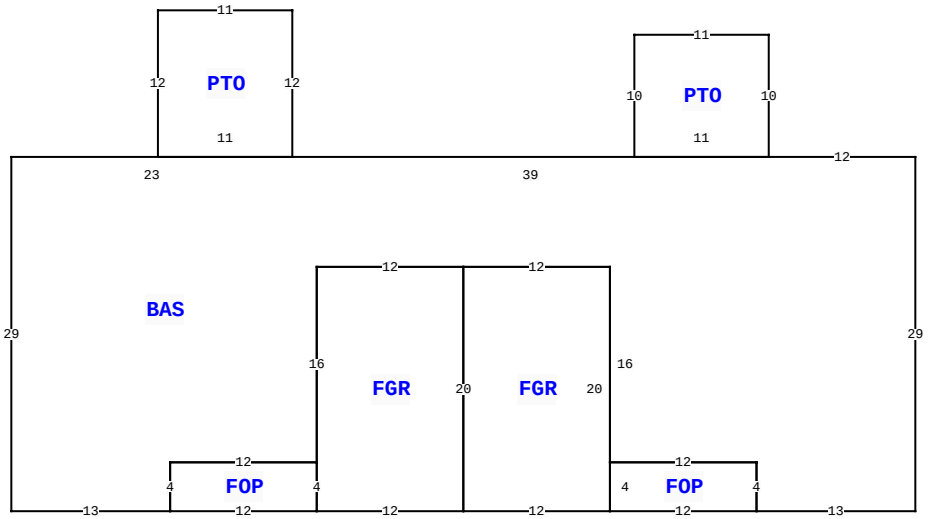
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 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		15417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100		1,570	80,228
FGR	240	55		132	6,745
FGR	240	55		132	6,745
FOP	48	30		14	716
FOP	48	30		14	716
PTO	110	5		6	306
PTO	132	5		7	358
TOTALS	2,388			1,875	95,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,875	109.3050	92.91	174,206	1980	1980	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 1570 HX Base Yr



268 SE HANOVER PL, 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	95,813
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	114,713
SOH/AGL Deduction	0
ASSESSED VALUE	114,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,713
TOTAL JUST VALUE	114,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0135	1/20/2015	QC	U	I	11	100
GRANTOR: SAMUEL CHARLES KNEPPA						
GRANTEE: RAYMOND J KNEPPAR						
0876/2254	3/18/1999	WD	Q	I		115,000
GRANTOR: BIGELOW						
GRANTEE: KNEPPAR TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N10 W11 S10 E11$ W39 PTO= N12 W11 S12 E11$ W23 S29 E13 FOP= E12 N4 W12S4$ N4 E12 FGR= S4 E12 N20 W12 S16$ N16 E12 FGR= S20 E12N20 W12$ E12 S16 FOP= S4 E12 N4 W12$ E12 S4 E13 N29$.

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	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/27/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS