THE S1/2 OF THE N 169.4 FT OF
THE FOLLOWING: BEG SW COR OF
SEC, RUN N 660.49 FT, E 258.29

KNAPP JOHN J JR/KNAPP BARBARA C
2333 264TH ST
O'BRIEN, FL 32071

2026

27-3S-16-02325-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01

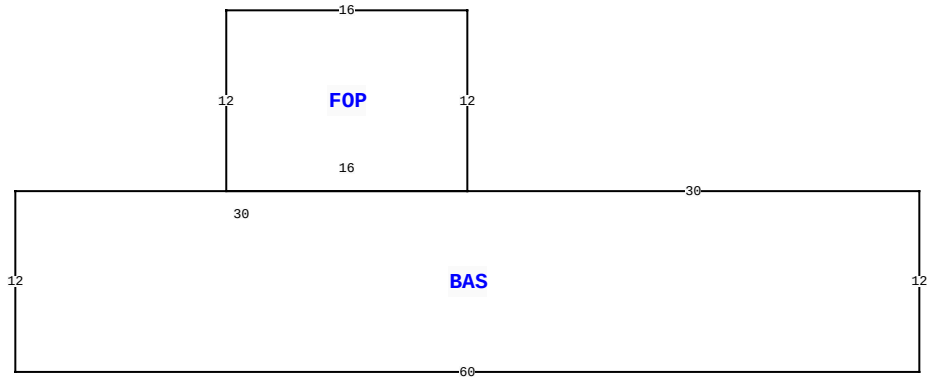
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 27316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	8,683
FOP	192	35		67	808
TOTALS	912			787	9,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	787	50.2500	30.15	23,728	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



645 NW TURNER AVE, 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	9,491
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	6,500
TOTAL MARKET VALUE	23,041
SOH/AGL Deduction	788
ASSESSED VALUE	22,253
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,253
TOTAL JUST VALUE	23,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,041

SALE:2:1: 1 AC /JEFF CHECKING FOR MH-NO/PAID TOO M
BLDG:2:1: AZALEA MH
BLDG:1:1: HILLCREST MH
SALE:1:1: JOYCE BOUGHT FOR 10,000 SOLD FOR 10,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10324	PUMP/UTPOL	30	10/13/1995
10312	M H	125	10/12/1995
8848	M H	125	09/19/1994
6334	M H	60	08/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0774/1767	4/27/1993	WD	U	V	12	10,000
GRANTOR: JOYCE SUTTON						
GRANTEE: JOHN KNAPP JR						
0759/0317	4/22/1992	WD	U	V	12	10,000
GRANTOR: MARJORY MCDONALD						
GRANTEE: JOYCE SUTTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N12 W16 S12 E16$ W30 S12 E60 N12$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 0.50 Total Land Value: 6,500 Market: 0 Agricultural: 0 Common: 6,500 PRINTED 11/12/2025 BY SYS