

KNEPPAR RAYMOND
PO BOX 3338
LAKE CITY, FL 32056

30-4S-18-10513-022

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31 VINYL SID 100

Exterior Wall

00 N/A 0

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

08 SHT VINYL 50

Interior Floo

14 CARPET 50

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

01 NONE 100

Units

1. 1. 100

Condition Adj

03 03 100

Kitchen Adjus

01 01 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

1418.001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,296

100

2025

1,296

138,338

TOTALS

1,296

1,296

138,338

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

1 9945

Well/Sept

0

0

0

0

1.00

UT

7,000.00

7,000.00

100

2025

2024

100

7,000

LAND DESCRIPTION

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 0200

C

MBL HM

0

A-1

0.00

0.00

10.01

AC

1.00

1.00

0.80

7,000.00

5,600.00

56,056

REVIEW DATE

07/05/2024

BY

JB

Total Acres:

10.01

Total Land Value:

56,056

Market:

0

Agricultural:

0

Common:

56,056

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

EFF. BASE RATE

NORM

% COND

0202

02

1,296

113.5000

112.36

145,619

2022

2022

0

0

0

5.00

95.00

1 MANUF 2

0% - 2025

Heated Area: 1296

HX Base Yr

27

48

27

48

BAS
2025

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

138,338

TOTAL MARKET OB/XF VALUE

7,000

TOTAL LAND VALUE - MARKET

56,056

TOTAL MARKET VALUE

201,394

SOH/AGL Deduction

0

ASSESSED VALUE

201,394

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

201,394

TOTAL JUST VALUE

201,394

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

204,306

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000049485

Mobile Home

03/22/2024

SALES DATA

OFF RECORD NumberDATE

TYPE INST

QU / I / V /

RSN CD

SALE PRICE

1506/1677

1/17/2024

WD Q

V

01

65,700

GRANTOR: HANSEN STEPHEN

GRANTEE: KNEPPAR RAYMOND

1461/1862

3/10/2022

WD Q

V

01

40,000

GRANTOR: CLARKE RECALDO

GRANTEE: HANSEN STEPHEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,13] E48 S27 W48 N27 \$