

LOT 4 SUZANNE S/D UNIT 6.
 ORB 409-705, 885-1116, WD 1145
 674,

KNEPPAR R J & TERI L -TRUSTEES/KNEPPAR TERI L
 OF R J KNEPPAR LIVING TRUST, P O BOX 3338
 LAKE CITY, FL 32056

2026

03-4S-17-07570-136



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	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	3417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	937	100	
BAS	937	100	
FOP	16	30	
FOP	51	30	
FST	119	55	
TOTALS	2,060		1,959 120,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	0								
Heated Area: 1874 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			238,607
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			257,707
SOH/AGL Deduction			0
ASSESSED VALUE			257,707
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,707
TOTAL JUST VALUE			257,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30595	MAINT/ALTR	25	11/13/2012
30472	MAINT/ALTR	25	09/17/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/0674	1/23/2008	WD	Q	I	01	100

GRANTOR: RAYMOND J KNEPPAR
 GRANTEE: R J & TERI L KNEPPA
 0885/1116 7/30/1999 WD Q I 115,000
 GRANTOR: NORTH
 GRANTEE: R KNEPPAR

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION															TOTAL OB/XF									
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	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

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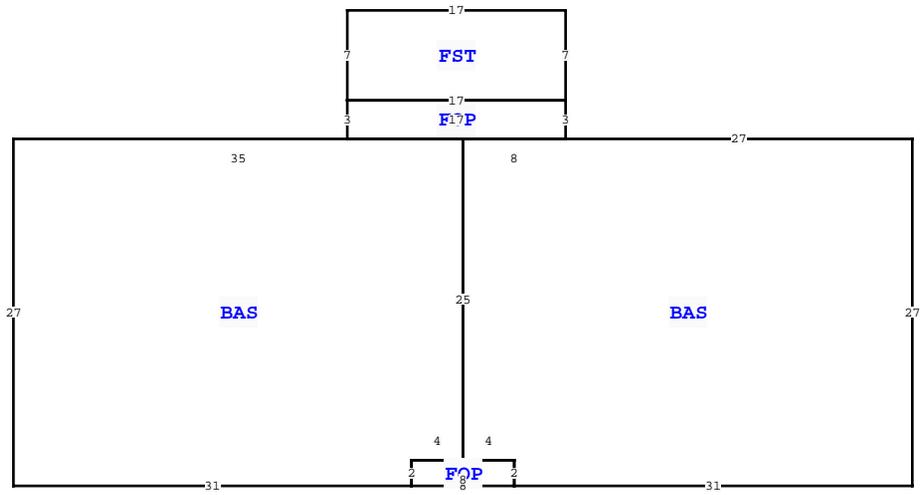
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Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame		N/A	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200 1.00/		
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BAS	937	100	
FOP	16	30	
FOP	51	30	
FST	119	55	
TOTALS	2,060		
			1,959
			118,212

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	DUPLX	0%	0	104.04	203,814	1983	1983	0	0	42.00	58.00
Heated Area: 1874 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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GRANTOR: RAYMOND J KNEPPAR						
GRANTEE: R J & TERI L KNEPPA						
0885/1116	7/30/1999	WD	Q	I		115,000
GRANTOR: NORTH						
GRANTEE: R KNEPPAR						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W27 FOP= N3 FST= N7 W17 S7 E17\$ W17 S3 E17\$ W8 BAS= W35 S27 E31 FOP= E8 N2W8 S2\$ N2 E4 N25\$ S25 E4 S2 E31 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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