

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

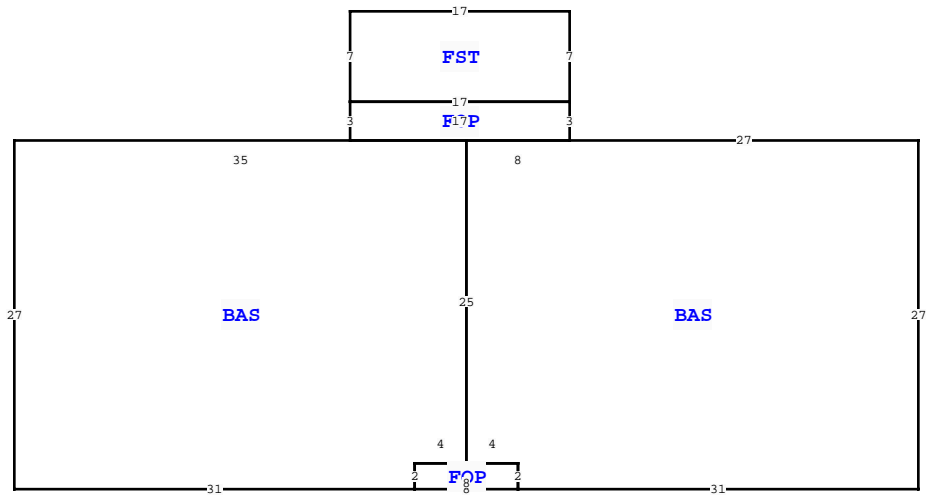
2026

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		1,959 116,387

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		230,668	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		249,768	
SOH/AGL Deduction		0	
ASSESSED VALUE		249,768	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		249,768	
TOTAL JUST VALUE		249,768	
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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

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 N2 W8 S2\$ N2 E4 N25 \$ S25 E4 S2 E31 N27\$.	

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	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							

