

A PORTION OF LOTS 1,2 & 3 BLK
11, LAKESIDE HEIGHTS S/D FULLY
DESC: BEG INTERS OF S R/W OF

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

2026

08-4S-17-08259-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	15	CONC BLOCK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	06	VINYL ASB 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	03	MASONRY 100	
Story Height		12 100	
RMS		0 100	
Stories	1.	1. 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	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,850	100	
FOP	70	30	
FOP	70	30	
TOTALS	1,990		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	DUPLEX	0% - 0																							
Heated Area: 1850 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2023	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			196,158
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			35,381
TOTAL MARKET VALUE			231,539
SOH/AGL Deduction			0
ASSESSED VALUE			231,539
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			231,539
TOTAL JUST VALUE			231,539
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047920	Roof Replacement	13,050	08/18/2023
000045652	Roof Replacement	15,500	10/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0668	1/23/2008	WD	Q	I	01	100
GRANTOR: TERI L KNEPPAR						
GRANTEE: R J & TERI L KNEPPA						
1017/2102	6/02/2004	WD	Q	I		210,000
GRANTOR: DDS PROPERTIES						
GRANTEE: TERI L SARBIN						

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
2584 S MARION AVE, LAKE CITY																
TOTALS 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W74 S25 E11 FOP= S5 E14N5 W14\$ E38 FOP= S5 E14 N5 W14\$ E25 N25\$.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		A-1	0.00	0.00	2.25	LT		1.00	1.00	0.85	18,500.00	15,725.00	35,381							

