THE N1/2 OF LOT 5 CANNON CREEK ESTATES S/D. ORB 826-1321, 878-189, 899-91,

KNEPPAR RAYMOND J
P O BOX 3338
LAKE CITY, FL 32056-3338

2027

12-4S-16-02935-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

NEIGHBORHOOD/LOC 12416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	206,434
FGR	840	55		462	50,196
FOP	106	30		32	3,477
TOTALS	2,846			2,394	260,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,394	129.9606	142.96	342,246	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1900 HX Base Yr 2002

417 SW LOCKHEED LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,715
TOTAL MARKET OB/XF VALUE		63,459
TOTAL LAND VALUE - MARKET		75,920
TOTAL MARKET VALUE		458,094
SOH/AGL Deduction		89,943
ASSESSED VALUE		368,151
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		316,740
TOTAL JUST VALUE		458,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,825

SALE:1:1: 5.84 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31191	POOL ENCL	185	06/24/2013
30735	POOL	200	01/22/2013
21518	PLANE HNGR	133	02/16/2004
18306	SFR	338	05/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/0091	2/25/2000	WD	Q	V		40,000
GRANTOR: SMITH & FEAGLE						
GRANTEE: R KNEPPAR						
0826/1321	8/09/1996	WD	U	V	09	25,000
GRANTOR: PEELER						
GRANTEE: SMITH & FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1900$ FGR= 840$ FOP= 106$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0260	PAVEMENT-A	0	100	0	0	5,915.00	UT	1.50	1.50	100	2009	2009	3	100	8,873	
3	0280	POOL R/CON	0	100	14	53	742.00	UT	63.00	63.00	100	2012	2012	3	71	33,190	
4	0282	POOL ENCL	0	100	26	89	2,314.00	UT	13.50	13.50	100	2013	2013	3	40	12,496	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 63,459

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	0100	C	SFR	100		00	0.00	0.00	2.92	AC		1.00	1.00	1.00	26,000.00	26,000.00	75,920							

REVIEW DATE 11/03/2023 BY JB Total Acres: 2.92 Total Land Value: 75,920 Market: 0 Agricultural: 0 Common: 75,920 PRINTED 11/17/2026 BY SYS

THE N1/2 OF LOT 5 CANNON CREEK ESTATES S/D. ORB 826-1321, 878-189, 899-91,

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LAKE CITY, FL 32056-3338

2027

12-4S-16-02935-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

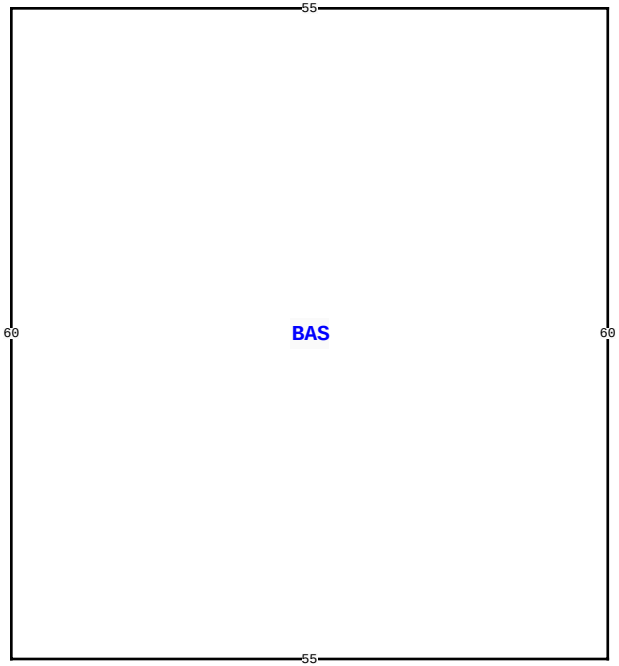
NEIGHBORHOOD/LOC 12416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,300	100		3,300	58,608
TOTALS	3,300			3,300	58,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	3,300	64.0000	23.68	78,144	2004	2004	0	0	0	25.00	75.00

2 AIR HANGAR 0% - 2002 Heated Area: 3300 HX Base Yr 2002



417 SW LOCKHEED LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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GRANTOR: PEELER						
GRANTEE: SMITH & FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S60 E55 N60$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/03/2023 BY JB Total Acres: 2.92 Total Land Value: 75,920 Market: 0 Agricultural: 0 Common: 75,920 PRINTED 11/17/2026 BY SYS