

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

2026

12-4S-16-02935-105



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,900	100	
FGR	840	55	
FOP	106	30	
TOTALS	2,846		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2002	148.16	354,695	2001	2001	0	0	24.00	76.00
Heated Area: 1900						HX Base Yr 2002					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				332,928		
TOTAL MARKET OB/XF VALUE				63,459		
TOTAL LAND VALUE - MARKET				75,920		
TOTAL MARKET VALUE				472,307		
SOH/AGL Deduction				108,420		
ASSESSED VALUE				363,887		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				312,476		
TOTAL JUST VALUE				472,307		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				470,837		
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															417 SW LOCKHEED LN, LAKE CITY		
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	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	
TOTALS																	

LAND DESCRIPTION										TOTAL OB/XF										63,459					
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	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								

