

LOT 6 CANNON CREEK ESTATES S/D
710-502, 745-1237, 826-1323,
904-2415, WD 1090-2429,

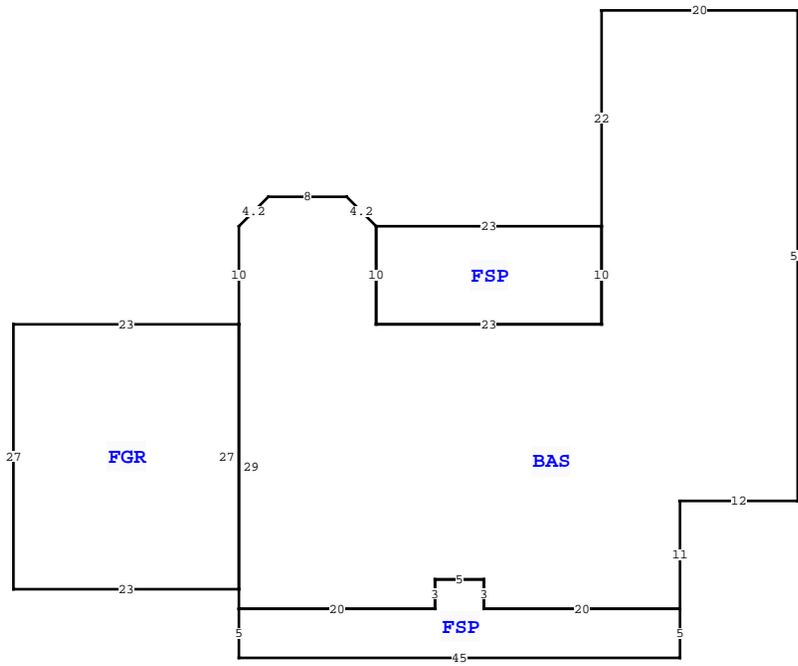
KNEPPAR RAYMOND J
417 SW LOCKHEED LANE
LAKE CITY, FL 32025

2026

12-4S-16-02935-106

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	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		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	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	2,319	100	
FGR	621	55	
FSP	230	40	
FSP	240	40	
TOTALS	3,410		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,849	126.9884	144.77	412,450	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM 0% - 0 Heated Area: 2319 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	346,458			
TOTAL MARKET OB/XF VALUE	5,615			
TOTAL LAND VALUE - MARKET	108,927			
TOTAL MARKET VALUE	461,000			
SOH/AGL Deduction	0			
ASSESSED VALUE	461,000			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	461,000			
TOTAL JUST VALUE	461,000			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	458,973			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27142	SFR	943	07/07/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0346	6/14/2016	WD	U	I	30	100
GRANTOR: RAYMOND J KNEPPAR AS						
GRANTEE: RAYMOND J KNEPPAR						
1315/0489	5/09/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CLARA						
GRANTEE: RAYMOND J 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	726.00	UT	2.50	2.50	100	2009	2009	3	100	1,815	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,800	

483 SW LOCKHEED LN, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 S22 FSP= W23 S10 E23 N10\$ S10 W23 N10 L3 U3 W8 D3 L3 S10 FGR= W23 S27 E23 N27\$ S29 FSP= S5 E45 N5 W20 N3 W5 S3 W20\$ E20 N3 E5 S3 E20 N11 E12 N50\$.													

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	0100	C	SFR	0		RSF-1	0.00	0.00	6.37	AC		1.00	1.00	0.95	18,000.00	17,100.00	108,927							