

LOT 58 VILLAGE WOOD UNIT 3.  
 ORB 808-1534, 876-2254,  
 QC 1288-135,

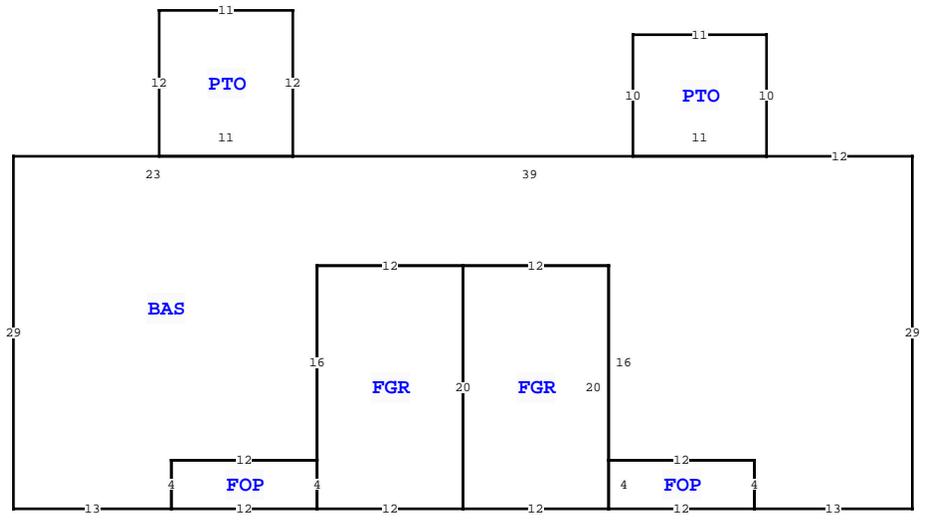
KNEPPAR RAYMOND J  
 P O BOX 3338  
 LAKE CITY, FL 32056

**2026**

15-4S-17-08360-070  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	01	NONE	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	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,570	100	
FGR	240	55	
FGR	240	55	
FOP	48	30	
FOP	48	30	
PTO	110	5	
PTO	132	5	
TOTALS	2,388		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,875	109.3050	98.37	184,444	1980	1980	0	0	45.00	55.00
1 DUPLEX 0% - 0 Heated Area: 1570 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		101,444	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		120,344	
SOH/AGL Deduction		0	
ASSESSED VALUE		120,344	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		120,344	
TOTAL JUST VALUE		120,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/0135	1/20/2015	QC	U	I	11	100
GRANTOR: SAMUEL CHARLES KNEPPA						
GRANTEE: RAYMOND J KNEPPAR						
0876/2254	3/18/1999	WD	Q	I		115,000
GRANTOR: BIGELOW						
GRANTEE: KNEPPAR TRUST						

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 PTO= N10 W11 S10 E11\$ W39 PTO= N12 W11 S12 E11\$ W23 S29 E13 FOP= E12 N4 W12S4\$ N4 E12 FGR= S4 E12 N20 W12 S16\$ N16 E12 FGR= S20 E12N20 W12\$ E12 S16 FOP= S4 E12 N4 W12\$ E12 S4 E13 N29\$.	

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							