LOT 67 VILLAGE WOOD UNIT 3.
802-954, 855-398, 880-1622, WD 1

R J KNEPPAR LIVING TRUST
P O BOX 3338
LAKE CITY, FL 32056

2027

15-4S-17-08360-079

BUILDING CHARACTERISTICS

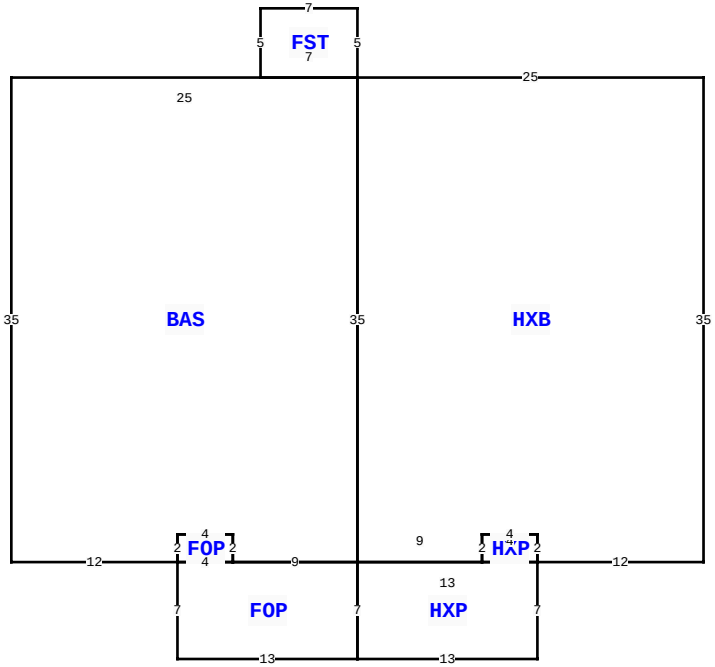
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	867	100		867	45,258
FOP	8	30		2	105
FOP	91	30		27	1,410
FST	35	55		19	992
HXB	867	100		867	45,258
HXP	8	30		2	105
HXP	91	30		27	1,410
TOTALS	1,967			1,811	94,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,811	109.0950	94.91	171,882	1980	1980	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 1734 HX Base Yr



235 SE HANOVER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,535
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	113,835
SOH/AGL Deduction	0
ASSESSED VALUE	113,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,835
TOTAL JUST VALUE	113,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,835

SALE:3:1: LOT 67 VILLAGE WOOD UNIT III

SALE:2:1: LOT 67 VILLAGE WOOD UNIT III

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0665	1/23/2008	WD	Q	I	01	100
GRANTOR: RAYMOND KNEPPAR						
GRANTEE: R J & TERI L KNEPPA						
0880/1822	5/14/1999	WD	Q	I	01	25,400
GRANTOR: R KAREN KNEPPAR						
GRANTEE: RAYMOND KNEPPAR						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W25 FST= N5 W7 S5 E7$ BAS= W25 S35 E12 FOP= E4 N2 W4 S2$ N2 E4 S2 FOP= W4 S7 E13 N7 W9$ E9 N35$ S35 HXP= S7 E13 N7 W13 $ E9 HXP= E4 N2 W4 S2$ N2 E4 S2 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS